



RE/MAX

PROPERTY HUB



119 Longwood Gate, Huddersfield, HD3 4UU

By auction £195,000

**** For sale by online auction ****

5 bedroom period end terrace to high specification. Includes a self-contained apartment with building regulations signed off which is ideal for renting out, possibly selling as two separate properties as an extra source of income, or could be used as a granny flat or teenage pad. Off street parking for two cars with an enclosed South facing garden.

Front of property



A wonderful stone built end terrace property with a small path from the roadside to the front door. There is also parking to the side for two cars.

Kitchen/ Diner 15'5"x 11'9" (4.7mx 3.6m)



Recently refurbished Kitchen to include modern looking base and wall units. It is also plumbed in for a washing machine and a dishwasher. There is an electric oven and gas hob with an extractor fan over. There is laminate flooring throughout and to the side is a very handy breakfast sitting area for two people. The kitchen would lend itself to have a dining table or sofa area due to its generous size. LED spotlights give a modern look to this room and with open access to the lounge, gives a spacious feel.

Lounge 15'1" x 13'1", 19'8" (4.6m x 4.6m)



There is a lovely warm feel to this room as its South facing. Carpeted and with two double glazed windows, the room benefits from natural light most of the day. You can sit in this room and have fabulous views in front of you and the exposed beams provide a lovely cottage feel.

W/C

Downstairs W/C with a wash hand basin and under stairs storage area.

Landing

The landing has access to all 1st floor rooms and the main loft access hatch is sited here, with a drop down ladder to assist access. The loft space has been boarded and has the potential for a loft conversion (with correct planning consents).

Bedroom one 15'5" x 8'2" (4.7m x 2.51m)

Carpeted with a double glazed window facing the front elevation of the property. Radiator and loft hatch gives access to the front loft space area.

Bedroom two 15'1" x 8'6" (4.6m x 2.6m)



Carpeted and with a double glazed window boasting fantastic views over Golcar and the valley, this room has a radiator and multiple electrical sockets.

Bedroom three 10'9" x 6'2" (3.3m x 1.9m)

Similar to bedroom two this room also faces the rear of the property and has South facing views over

the valley and moors through a double glazed window. It also has a radiator and is carpeted.

Main Bathroom

A four piece white bathroom suite consisting of a full size bath with an electric shower over. It is part tiled with a W/C and wash hand basin. There is a wood panelled ceiling and a double glazed window to the rear. Laminate flooring throughout.

Self contained apartment



See floorplan for full measurements - What a little gem this is!!! - A FULLY REFURBISHED two bedroomed self contained apartment already set up with separate utilities and recently fitted electrics and boiler. With an open plan kitchen, lounge and a breakfast seating area next to the double glazed window overlooking the South facing views, this apartment is perfectly set up to rent out and give an income to the owner (£650 pcm was the previous rental). Equally, this apartment would make a superb air bnb, a granny flat or teenage pad. The kitchen has an electric oven and hob, stainless steel sink and draining area with a mixer tap over. Modern glossy units all of which are soft close are to the base and wall. There is a modern tiled wall and splashback. With natural stone there is a cottage feel to the apartment and the exposed beams add to this with a feature radiator and wall lights in the lounge. This room also faces the rear of the property and has fabulous South facing views over the valley and moors through a double glazed window. There is laminate flooring throughout and two bedrooms to the front.. LED spotlights give a modern feel to compliment the old original features.

Garden

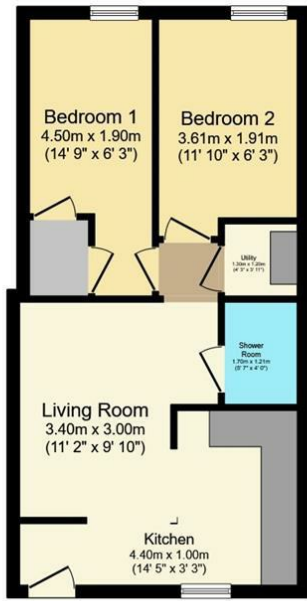


To the rear of the property are two ornate paving areas both with fabulous south facing views over the valley and beyond. There is also a summer house with electric. The garden benefits from having a double power socket with an outside tap to the front.

Parking

Parking to the side of the property for two vehicles. Not many properties have this on the street.

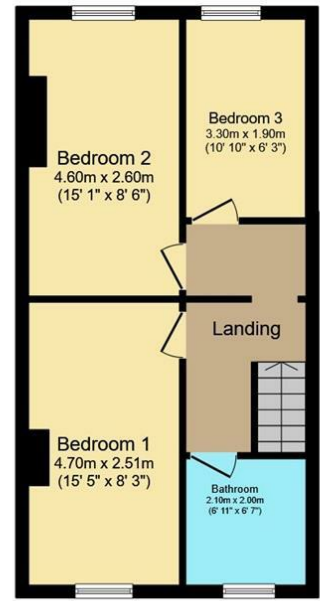
Floor Plan



Lower Ground Floor



Ground Floor

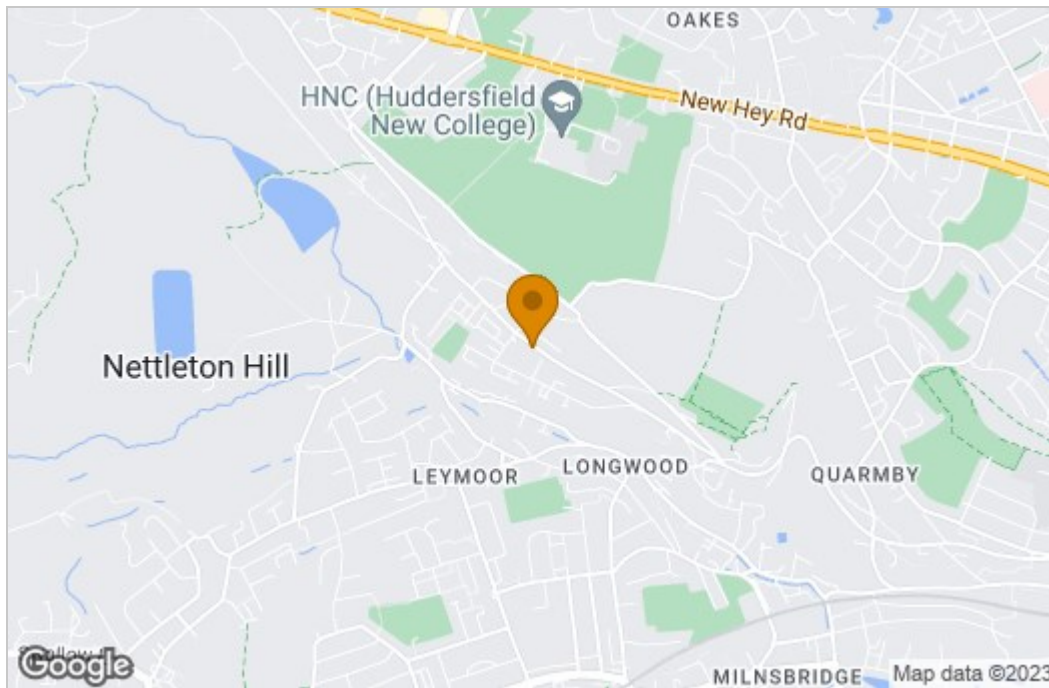


First Floor

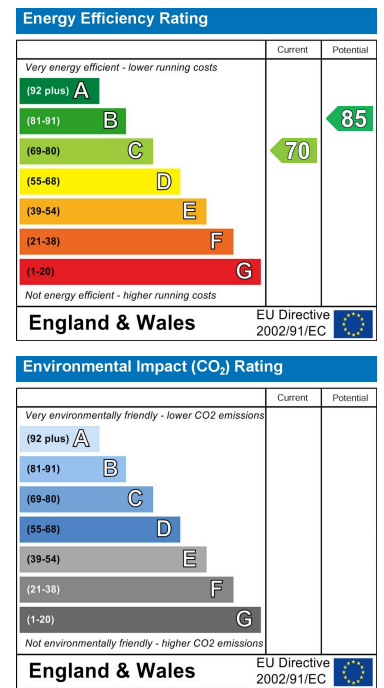
Total floor area 129.1 sq.m. (1,390 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Area Map



Energy Efficiency Graph



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