



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 13 Parkwood Road, Longwood, Huddersfield, HD3 4TT

**Best Offers Over £159,995**

"ATTENTION FOR SALE WITH NO ONWARD CHAIN" \*BEAUTIFULLY DECORATED EXTENDED TERRACE PROPERTY\* TWO BEDROOM \* POPULAR RESIDENTIAL LOCATION OF LONGWOOD \* READY TO MOVE INTO CONDITION \* IDEAL FOR FIRST TIME BUYERS \* ADM Residential are excited to present to the open market this deceptively spacious terrace property set within this much sought after location of Longwood. This delightful two bedroomed property is immaculately presented throughout and with on street parking to front elevation. Ideally positioned for easy access to all village amenities, local schools, bus routes and easy access to the M62 motorway networks. Boasting gas central heating and double glazing, this is an excellent purchase for any F.T. Buyers or starter family home. Briefly comprises of:- entrance hallway, lounge with a bay window, separate dining room which opens directly into this modern kitchen and access to the rear garden. To the first floor landing: two bedrooms and a fitted modern house bathroom. Externally there are lawned gardens to the front and rear aspect with on street parking to the front elevation. Property is positioned away from the main flow of passing traffic and some views are seen set to the rear. A full internal inspection is highly recommended to appreciate the accommodation on offer! Please call the agent today \* NOT TO BE MISSED \*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE UPVC DOOR

Upvc entrance door leading to:

### HALLWAY

An entrance hallway with staircase rising to the first floor landing, dado rail, wall mounted gas central heated radiator and door leading to:

### LOUNGE WITH BAY WINDOW 15'3" x 12'1" (4.65 x 3.68)



A recently decorated modern lounge with Upvc double glazed bay windows to the front aspect which provides an abundance of natural light. Featuring T.V. Point, wall mounted lighting, gas central heated radiator and door leading to:

### DINING ROOM 13'5" x 8'11" (4.09 x 2.72)



Set to the rear of the property is this well presented dining room with Upvc double glazed windows over looking rear aspect, built-in storage cupboard to wall alcove, a useful under stairs cupboard, picture rail and a wall mounted gas central heating double radiator:

### MODERN KITCHEN 10'1" x 6'1" (3.07 x 1.85)



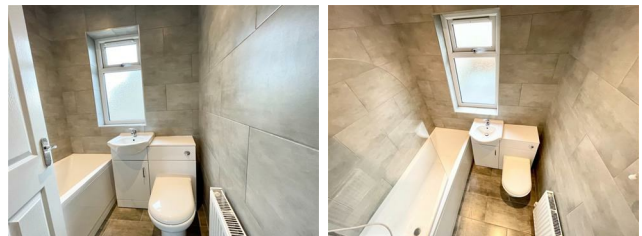
Newly decorated, well appointed modern kitchen with Upvc windows to rear and side aspects which provides ample light, featuring a matching range

of base and wall units in Cream with contrasting roll edged laminated wood effect working surfaces and rustic tiled splash backs. Incorporating a stainless steel single drainer sink unit with mixer tap, a four ring gas hob and an electric integral oven with grill and a matching stainless steel extractor hood over. Plumbed with an automatic washing machine with a space for fridge freezer and wall mounted combi-boiler. Finished with chrome effect fittings and laminated wood effect flooring, Upvc door leading to the rear garden:

### TO THE FIRST FLOOR LANDING

To the first floor landing featuring dado rail, access to a loft hatch and doors leading to all rooms:

### HOUSE BATHROOM 5'2" x 4'0" (1.57 x 1.22)



Recently fitted, fully tiled, modern house bathroom with uPVC frosted window to rear aspect, finished with chrome effect fittings. Featuring a three piece bathroom suite in white, comprising of:- panelled bath with mixer taps and shower attachment over with a splash screen, hand wash pedestal basin and a low level flush w/c. Finished with a wall mounted gas central heated radiator, extractor vent and tiled flooring:

### BEDROOM ONE 12'11" x 10'9" (3.94 x 3.28)



Tastefully decorated, good sized double bedroom with Upvc double glazed window to the front aspect, wall mounted gas central heated radiator and features a useful walk-in closet:

### WALK-IN 6'1" x 4'0" (1.85 x 1.22)

A useful walk-in with Upvc window to the front aspect (previous plumbing for shower and sink

which is capped off, potential to add an en-suite to the bedroom or removal of the wall to make a bigger bedroom)

### **BEDROOM TWO 9'1" x 8'0" (2.77 x 2.44)**



A second bedroom with Upvc double glazed window to rear aspect with views over looking the rear, built-in fitted storage cupboard to one alcove and wall mounted gas central heated radiator:

### **EXTERNALLY**



Externally the property boasts a raised garden to front elevation with steps leading to a lawned area and a hard standing path. To the rear elevation, enclosed lawned garden with fenced boundary walls offering an ideal amount of privacy with sunlight in the afternoons, perfect for entertaining in the summer months. Right of access via shared gate and on street parking to front elevation:

### **FURTHER INFORMATION**



Council Tax Band B  
FREE HOLD  
Parking to Front Elevation  
Great Location:-

Local schools: Royds Hall High School, Reinwood Infants & Nursery School, Salendine Nook High School, Cowlersley Primary School, Colne Valley High School, Lintwaite Ardron Junior School

### **ABOUT THE AREA**

About the area are as follows:

Local schools are: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School. Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School. The property is located in Longwood village, some 2.5 miles (4.0 km) west of Huddersfield town centre and having good access to the M62 motorway links as well as being close to the local amenities of neighbouring Golcar and Lindley.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or

lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtub link.  
Please ask the agents for the detail.

### **Council Tax Bands**

The council Tax Banding is " "

Please check the monthly amount on the Kirklee Council Tax Website .

### **Tenure**

This property is Freehold

### **EPC LINK**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7108-0039-7287-2915-9940>

### **DISCLAIMER**

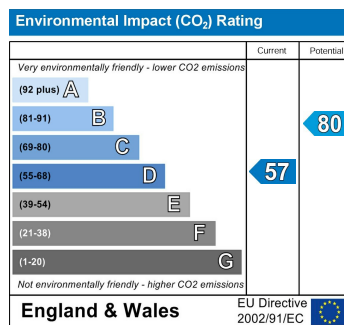
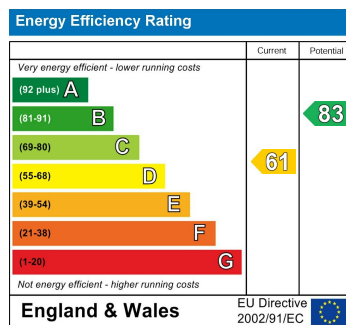
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



## Energy Efficiency Graph



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### DISCLAIMER

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