

# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Long Hill Road  
Ferndale, Huddersfield, HD2 1PJ

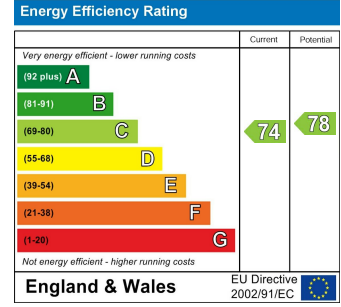
Offers Around £290,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# Long Hill Road

Ferndale, Huddersfield, HD2 1PJ

Offers Around £290,000



\*\*\*NO UPPER CHAIN\*\*\*

Situated on Long Hill Road, yet tucked away at the end of a no-through road, this superbly presented and spacious link-detached family home offers an exceptional blend of comfort, style and practicality for modern family living.

Constructed in attractive stone and enjoying excellent kerb appeal, the property offers well-planned accommodation arranged over three floors. The home features four well-proportioned bedrooms, including a superb top-floor principal suite with en-suite shower room, two further double bedrooms and a versatile fourth bedroom ideal as a nursery, study or home office.

Beautifully maintained throughout, the property benefits from a bright and welcoming atmosphere, tasteful décor and flexible living accommodation ideally suited to modern family life. Positioned within a sought-after and well-established residential development, the property enjoys convenient access to local amenities, well regarded schools and excellent transport links for both local and regional commuting.

The enclosed rear garden provides an ideal space for outdoor dining, entertaining and family enjoyment, while the driveway and attached garage offer valuable off-road parking and storage.

Early viewing is highly recommended to fully appreciate the quality, presentation and versatility of this wonderful family home.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

14'6" x 6'6"

A welcoming and well-presented entrance hall providing an excellent first impression of the home. Featuring a staircase rising to the first floor with spindle balustrade, decorative radiator cover, real wood flooring and access via a composite highly secure front door. Fully working alarm system.

#### CLOAKROOM/WC

5'11" x 2'7"

Beautifully presented and finished in a contemporary style, this ground-floor cloakroom is fitted with a modern two-piece suite comprising a low-flush WC and wash hand basin set within a vanity unit with useful storage beneath. Complemented by stylish décor, tiled splashbacks and real wood flooring.

#### LOUNGE

17'3" max into the bay x 10'3"

A beautifully presented and generously proportioned Living Room enjoying excellent natural light from the attractive front-facing bay window. Tastefully decorated in neutral tones, the room offers a warm and inviting space in which to relax and entertain. A contemporary feature fireplace provides an attractive focal point, while the real wood flooring enhances the room's stylish and modern feel.

#### DINING KITCHEN

17'6" x 8'6"

A spacious and well-appointed dining kitchen forming the heart of the home, perfectly designed for modern family living. Fitted with a range of wall and base units complemented by work surfaces, integrated cooking facilities and ample preparation space. The room enjoys excellent natural light from two rear-facing windows and benefits from direct access to the rear garden. Providing ample space for family dining and entertaining, this attractive room offers a practical yet sociable environment for everyday living.

### FIRST FLOOR

#### BEDROOM TWO, front

10'5" x 8'6" average, 11'4" max

A bright and well-presented bedroom positioned to the front of the property, benefiting from two uPVC double-glazed windows which flood the room with natural light. Currently utilised as a comfortable bedroom, the space offers excellent versatility and would also lend itself well to use as a guest room, nursery or home office.

#### BEDROOM THREE

10'5" x 8'8"

A bright and attractive double bedroom enjoying a pleasant rear aspect and excellent natural light from two uPVC double-glazed windows. Well presented throughout, the room offers ample space

for bedroom furniture and provides a comfortable and relaxing environment.

#### BEDROOM FOUR, rear

8'1" x 6'6"

A versatile fourth bedroom currently utilised as a home office, offering an ideal space for remote working, study or hobbies. The room would also lend itself well to use as a nursery, child's bedroom or dressing room. Benefiting from a rear-facing window providing natural light, this flexible room is well suited to a variety of household needs.

#### FAMILY BATHROOM

6' x 6'9"

Fitted with a modern three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-flush WC. Finished with complementary tiling, the bathroom provides a practical and well-maintained space for family use.

#### LANDING

11'6" x 6'6" average

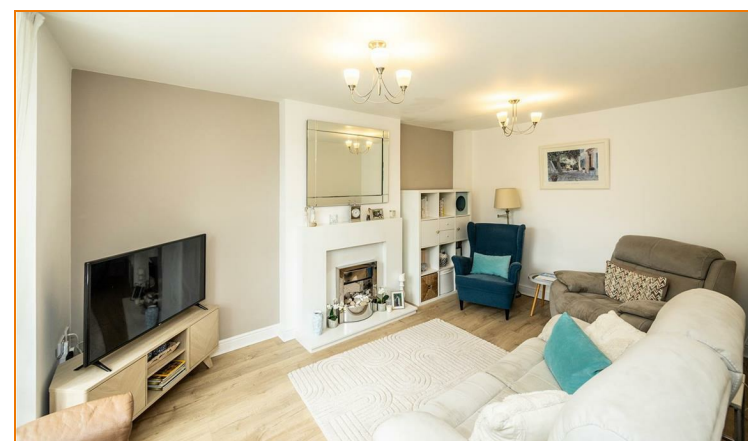
With fire door leading to the lobby (6'5" x 3'6") and a further staircase rises to the second floor and a uPVC double glazed window.

### SECOND FLOOR

#### PRINCIPLE BEDROOM

17'6" x 18' max

An impressive and beautifully presented principal bedroom occupying the entire top floor of the property. This spacious retreat enjoys excellent natural light from roof windows and benefits from a characterful vaulted ceiling, creating a bright and airy atmosphere. Offering ample space for a king-size bed and additional furniture, the room is tastefully decorated in neutral tones and provides a peaceful sanctuary at the end of the day. The accommodation is further enhanced by a contemporary en-suite shower room.



#### EN SUITE SHOWER ROOM

6'6" x 5'9"

Fitted with a contemporary three-piece suite comprising a corner shower enclosure, low-flush WC and a stylish vanity wash hand basin with useful storage beneath. The room is finished with modern tiling and benefits from a recently installed new uPVC velux roof window providing excellent natural light.

### OUTSIDE

To the front of the property is an attractive lawned garden together with a driveway providing off-road parking and access to the attached garage.

The enclosed rear garden is a particularly appealing feature of the property, offering a generous lawn complemented by paved seating areas, creating an ideal space for outdoor dining, entertaining and family enjoyment. Well maintained and designed for ease of upkeep, the garden provides a safe and versatile environment for both children and pets. With a shed, bike & recycling all weather storage covers.

#### GARAGE

16' x 8'6"

Providing useful storage and secure parking, with power and lighting subject to verification. Electric remotely operated up and over door. It houses the boiler (newly installed January 2026 with a 7 year warranty). You will find the fuse board and a convenience door leading to the rear garden.

### TENURE

We understand that the property is a freehold arrangement.

### COUNCIL TAX. BAND C.

