

martin-thornton.com

01484 508000



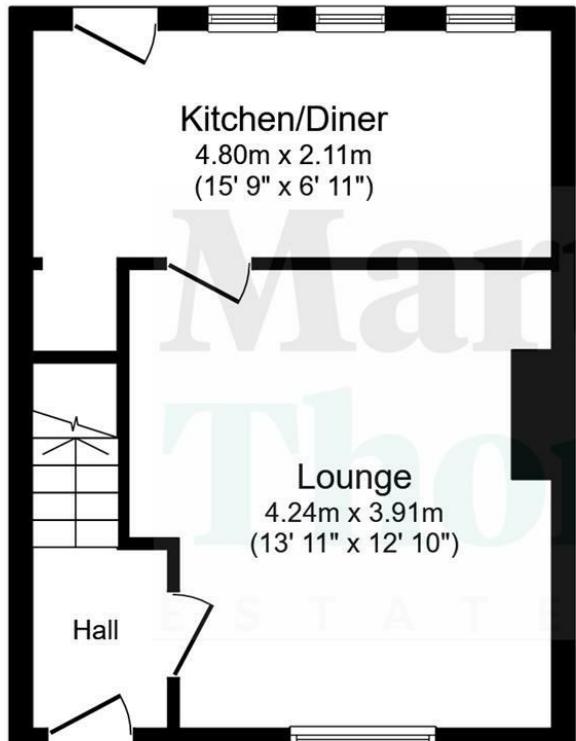
**Longwood Road, Paddock
Huddersfield, Yorkshire**

**Offers in the region of
£150,000**

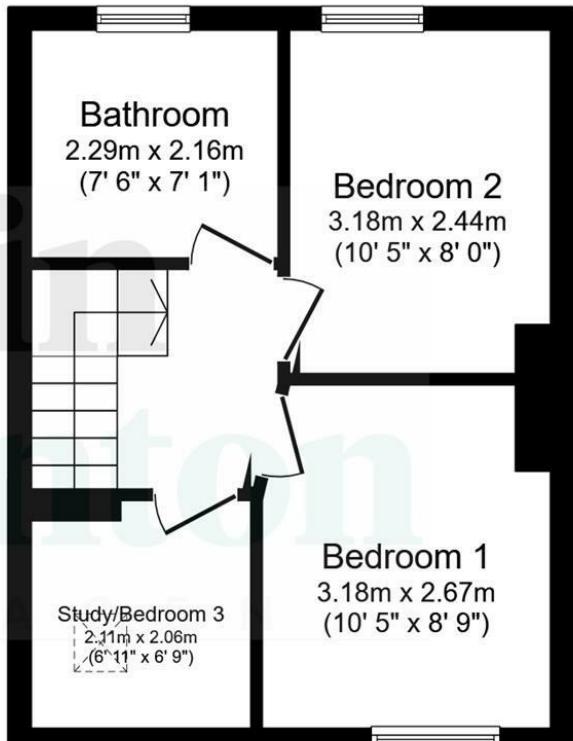
This three-bedroom terraced property is conveniently situated in a highly accessible location. It may be suitable for a professional couple looking to access the nearby M62 motorway network. The accommodation comprises an entrance hall, living room and dining kitchen. On the first floor, there are three bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and predominantly uPVC double-glazing. Externally, a driveway provides off-road parking and, at the rear, there is a low-maintenance garden area suitable for outdoor entertaining.



Floorplan



Floor area 31.0 sq.m. (333 sq.ft.)



Floor area 30.9 sq.m. (333 sq.ft.)

Total floor area: 61.9 sq.m. (666 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Details

Entrance Hall

A composite door with decorative double-glazed inserts opens to the entrance hall, where there are hanging hooks for coats, a ceiling light point and a radiator. There is laminate style flooring and a staircase leading to the first floor landing. A timber and bevelled glazed door leads into the living room.

Living Room

The living room is positioned at the front of the property and has a uPVC double-glazed window. The focal point of the room is a timber hearth and surround, home to an electric fire. It has a ceiling light point and a radiator. A timber door gives access to the dining kitchen.



Dining Kitchen

This room runs the full width of the rear of the property and has three uPVC double-glazed windows overlooking the garden. The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise an oven and four-ring gas hob with canopy style filter hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. This room is home to the Ideal central heating boiler. There is laminate style flooring, two ceiling light points and a radiator. The dining area has space for a bistro style table and a composite door with double-glazed inserts gives access to the rear garden.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing. There is access to a partially boarded loft space with a pull-down ladder.



Details

Bedroom One

This double bedroom is positioned at the front of the property and has a large uPVC double-glazed window. It has a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a large uPVC double-glazed window. It has space for furniture, a ceiling light point and a radiator.



Bedroom Three

Currently utilised as a walk-in dressing room, this room has a Velux window providing natural light, and a radiator.





Details

House Bathroom

The bathroom has a white suite comprising a P-shaped bath with a curved shower screen and a mains fed shower over, a pedestal wash hand basin with a waterfall style tap and a low-level WC. There is appropriate tiling to the walls, vinyl style flooring, a ceiling light point and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the rear elevation.



External Details

At the front of the property, a driveway provides off-road parking. At the rear, there is a low-maintenance garden area, a decked seating area, perfect for outdoor entertaining, and a useful potting shed.



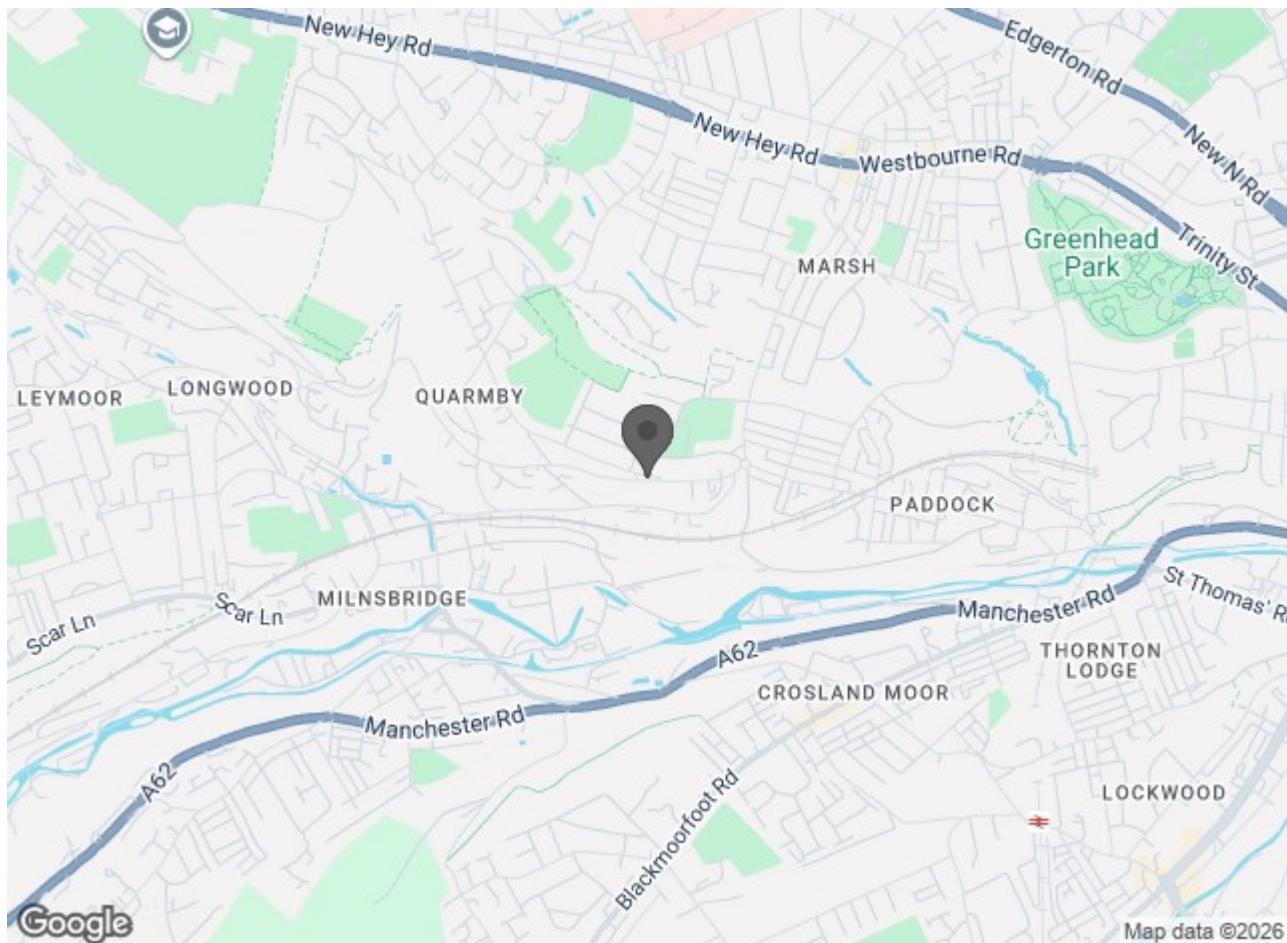
Tenure

The vendor informs us that this property is Freehold.

Longwood Road, Paddock Huddersfield, Yorkshire



Directions



Martin
Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000