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**Stoney Lane, Longwood  
Huddersfield,**

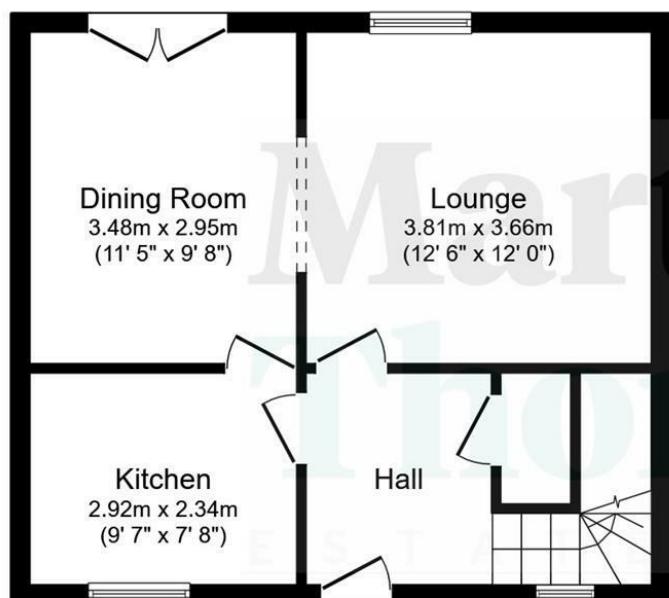
**Offers over £240,000**

This three double bedroom, stone built detached home is located in the popular residential area of Longwood. It may prove suitable to a professional couple looking to access the nearby M62 motorway networks or an expanding family buyer, with access to nearby recommended schooling. The property is a short drive away from Lindley Village with its various bars, restaurants and amenities. The accommodation comprises an entrance hall, kitchen with integrated appliances, dining room, living room, three double bedrooms (the master with en suite) and house bathroom. The property has a gas-fired central heating system, uPVC double-glazing and an alarm system. Externally, at the front of the property, there is a driveway providing parking and leading to a detached single car garage, along with a fenced and lawned garden area. At the rear of the property, there is a garden area comprising a patio, perfect for outdoor entertaining.

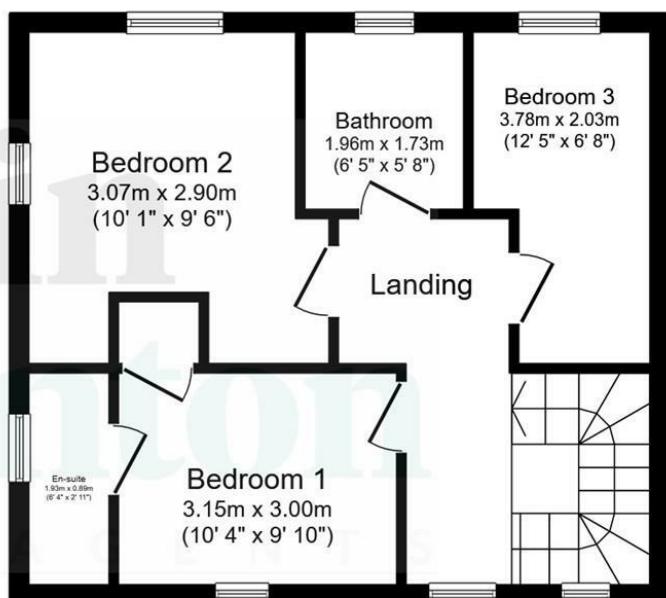
# Stoney Lane, Longwood Huddersfield,



## Floorplan



**Ground Floor**  
Floor area 41.7 sq.m. (449 sq.ft.)



**First Floor**  
Floor area 41.8 sq.m. (450 sq.ft.)

Total floor area: 83.5 sq.m. (898 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](http://www.Propertybox.io)



### **Entrance Hall**

A uPVC door with a double-glazed insert opens to the spacious entrance hall, which houses the control for the alarm system. It has oak style laminate flooring, coving to the ceiling, a ceiling light point and a radiator. There is a useful under stairs storage cupboard, perfect for storing shoes and coats. A staircase gives access to the first floor accommodation and access can be gained to the following rooms:



### **Kitchen**

The kitchen is positioned at the front of the property and has uPVC windows. It has a range of wall and base cupboards, drawers, roll-edge worktops, brick style surrounds and a composite one-and-a-half bowl sink unit with twin taps. Integrated appliances include an oven, four-ring gas hob with overlying 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 Heatline central heating boiler. There is a tiled floor, a ceiling light point and a radiator.





**Dining Room**

The dining room has a continuation of the oak style laminate flooring, plenty of space for a dining table, a ceiling light point and a radiator. A set of uPVC French doors give access to the rear garden. An archway leads through to the living room.



**Living Room**

This reception room has a continuation of the oak style laminate flooring, a uPVC window to the rear elevation, a ceiling light point and a radiator.



**First Floor Landing**

From the entrance hall, a staircase gives access to the first floor landing. This has two uPVC windows allowing natural light from the front elevation, along with a ceiling light point and access to loft space.



**Bedroom One**

This double bedroom is positioned at the front of the property and has a uPVC window. It has a fitted wardrobe with hanging rails and shelving, a ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



**En Suite Shower Room**

This room comprises a corner shower cubicle, home to a Mira electric shower, a pedestal hand basin with twin taps and a low-level WC. It has vinyl style flooring, a uPVC window to the side elevation, a ceiling light point, an extractor fan and a radiator.





**Details**

**Bedroom Two**

This double bedroom is positioned at the rear of the property and has two uPVC windows to the rear and side elevations. It has a shelving to the alcove, a ceiling light point and a radiator.



**Bedroom Three**

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





**Details**

**House Bathroom**

This room has a white suite comprising a panelled bath with twin taps, a pedestal hand basin with twin taps and a low-level WC. It has a tiled floor with contrasting tiled walls to dado height, a uPVC window to the side elevation, a wall-mounted mirror, an extractor fan, a ceiling light point and a radiator.



**External Details**

At the front of the property, there is a low-maintenance walled garden and a single tarmacked driveway leading to a detached single garage. Off the driveway, a timber gate leads to a fenced and lawned garden, with steps leading down the side of the property to the rear garden. There is a low-maintenance rear garden area accessed down the side of the property and from the French doors in the dining room. A flagged patio seating area creates a space for outdoor entertaining, and steps lead down to a further garden area. There is an outdoor light.



**Single Garage**

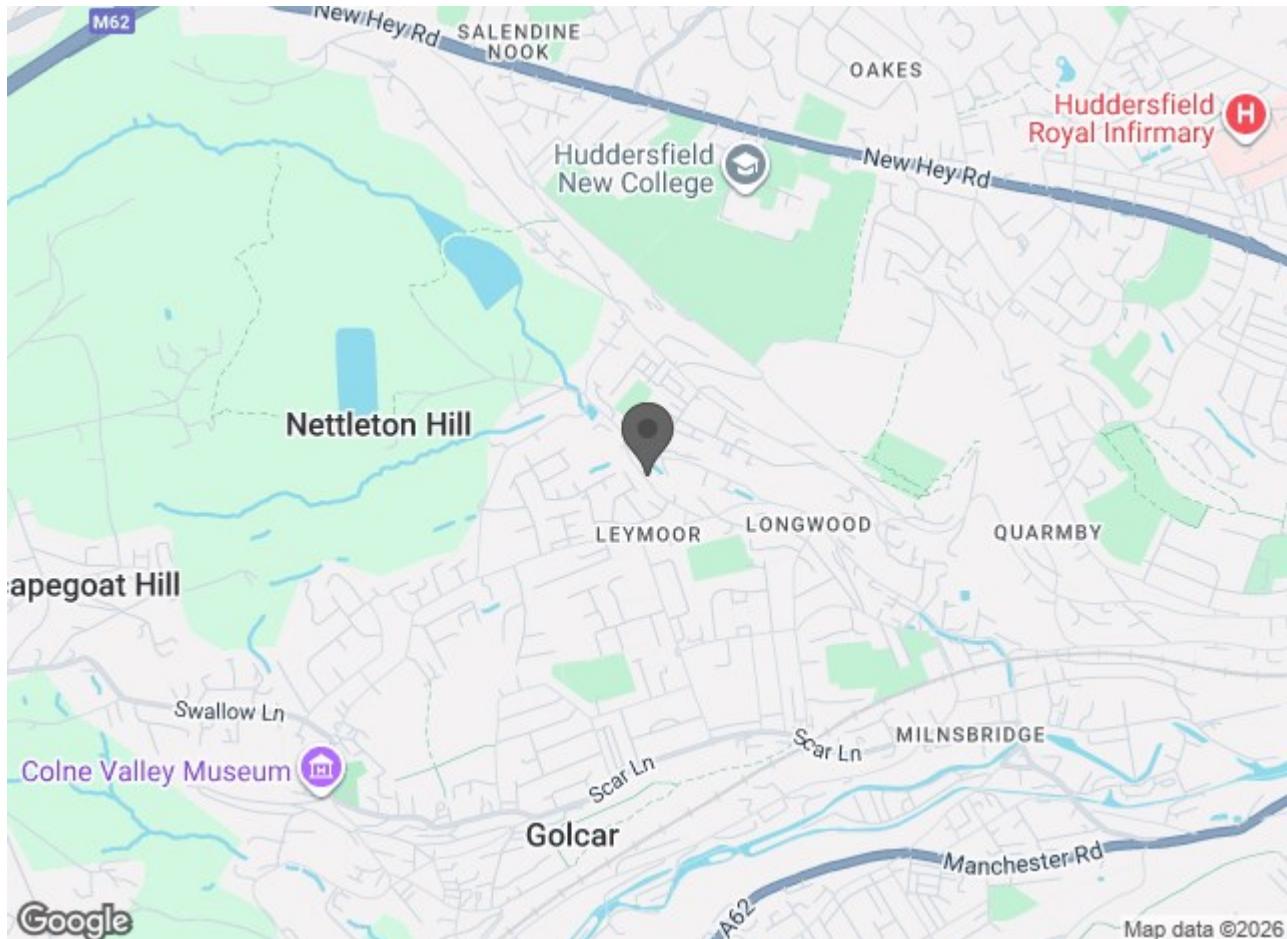
Access can be gained via a timber door to the garage, which has an up-and-over door, power and light.

**Tenure**

The vendor has informed us that the property is Freehold.

# Stoney Lane, Longwood Huddersfield,

Directions



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ESTATE AGENTS

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