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Rutland Road, Longwood Huddersfield,

Offers in the region of
£170,000

This well-appointed two double bedroom semi-detached house is located to the head of this quiet residential cul-de-sac in an elevated position. The property has been enjoyed and improved over the last thirty years may prove suitable for a professional couple or first time buyer looking to access nearby amenities in Lindley Village and the M62 motorway network serving Leeds and Manchester. The accommodation briefly comprises an entrance hall, lounge and kitchen to the ground floor. To the first floor, there are two double bedrooms and a modern house shower room. The property enjoys a gas central heating system and is fully uPVC double-glazed. Externally, there is a lawned garden to the front elevation and a flagged driveway providing ample parking and access to a detached garage. At the rear, there is a low-maintenance fenced and walled garden, with a potting shed.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall

A uPVC double-glazed door opens to the entrance hall, which has laminate style flooring, a ceiling light point and an electric wall heater. A timber and glazed door leads into the lounge.

Lounge

This reception room has lots of light from two elevations via uPVC double-glazed windows. There are beams on display to the ceiling, a delft rail, power points and a radiator. The focal point of the room is a polished wood fire surround with a tiled inset and hearth, home to a fitted gas fire. There is a useful under stairs store cupboard.



Kitchen

The kitchen is positioned at the rear of the property and has a range of wall and base cupboard, drawers, roll-edge worktops with tiled splashbacks and an inset stainless steel sink unit with a mixer tap. It has an electric cooker point, plumbing for an automatic washing machine and housing for a fridge freezer. There is uPVC double-glazed window with a matching uPVC double-glazed door providing access to rear garden. It has a central ceiling light point, tiled effect flooring and a radiator.



First Floor Landing

From the lounge, a staircase rises to the first floor landing, which has access to boarded loft space via a pull-down ladder. There is a ceiling light point, a radiator and access can be gained to the following rooms:

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Bedroom One

This double bedroom is positioned at the front of the property and has wall-length fitted wardrobes with hanging rails and shelving, and a dressing area with drawers. There is a uPVC double-glazed window, central ceiling light point, power points and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and a useful built-in storage area over the bulkhead. There is a central ceiling light point, power points and a radiator. A uPVC double-glazed window overlooks the rear garden.



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Shower Room

The modern white suite comprises a walk-in shower area, home to a mains fed Mira shower, a pedestal hand basin with twin taps and a low-level WC. The walls are predominantly tiled with contrasting tiled effect flooring, a ceiling light point and a wall-mounted ladder style heated towel rail. Additional light comes from the side elevation via a uPVC double-glazed window.



External Details

At the front of the property, there is a triangular shaped lawn and a flagged driveway providing ample parking and access to a single car garage, with up and over door. At the rear, there is a small, flagged patio garden with pebbled areas, mature shrubbery and fenced and walled borders. There is also a potting shed.



Tenure

The vendor informs us the property is freehold.

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Directions

