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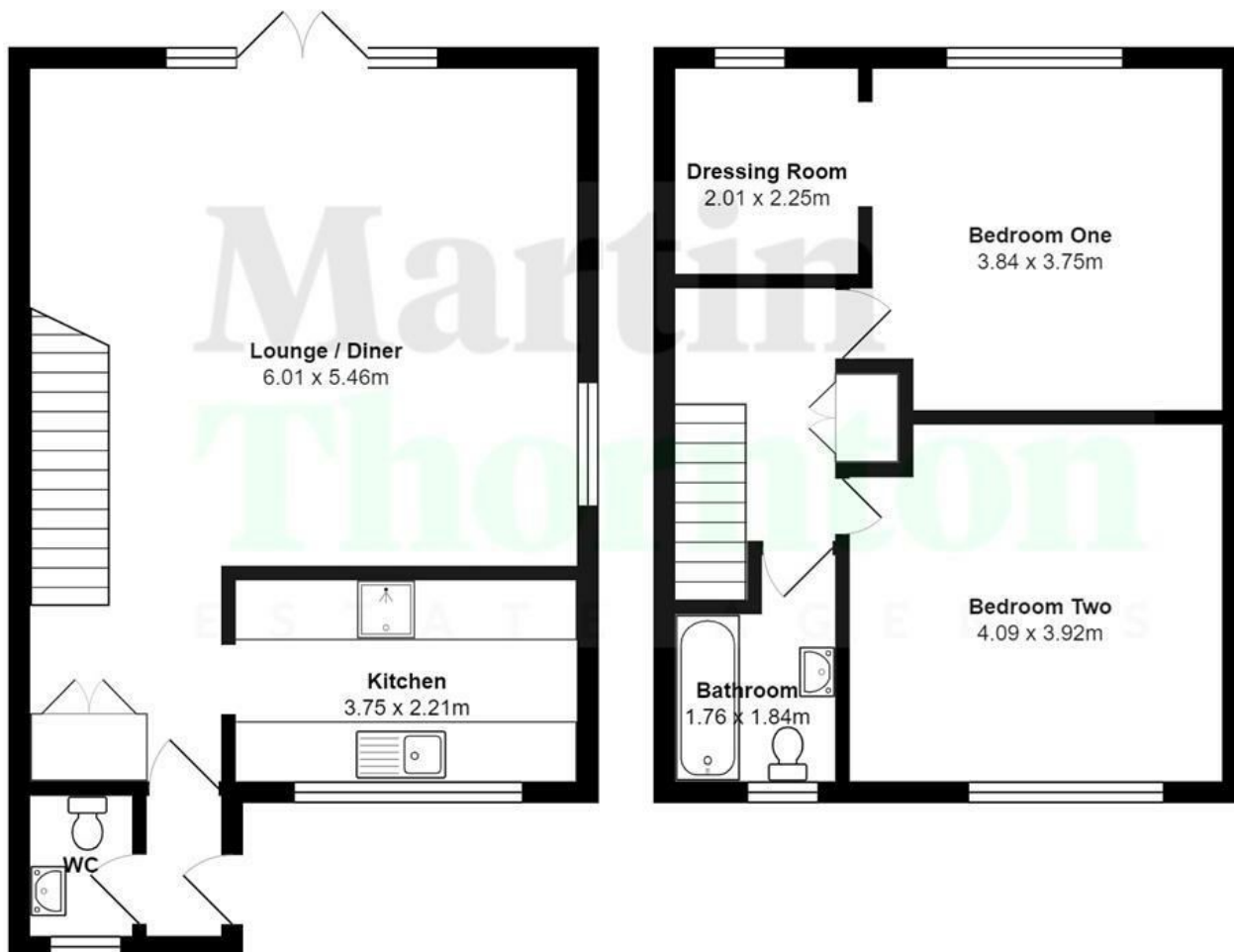
## **Bowling Green Court, Longwood Huddersfield,**

**Offers over £210,000**

Enjoying a cul-de-sac setting with views over the surrounding area is this three-bedroom semi-detached home with an attached garage. The property is ideally placed in this well-regarded area for local amenities, schooling and motorway networks. The property originally had three bedrooms, with the master now having an adjoining dressing room, and could easily be reinstated if desired. The accommodation comprises an entrance lobby, downstairs WC, living/dining room with French doors leading to a rear terrace and kitchen with integrated appliances. On the first floor is the stylish house bathroom and three bedrooms (presently used as two bedrooms). There is a gas-fired central heating system with a condensing boiler and uPVC double glazing (except for the timber entrance door). The house has a garage with parking in front as well as garden areas.

# Bowling Green Court, Longwood Huddersfield,

## Floorplan



Total Area: 97.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

# Bowling Green Court, Longwood Huddersfield,

## Details



### Summary

Enjoying a cul-de-sac setting with views over the surrounding area is this three-bedroom semi-detached home with an attached garage. The property is ideally placed in this well-regarded area for local amenities, schooling and motorway networks. The property originally had three bedrooms, with the master now having an adjoining dressing room, and could easily be reinstated if desired. The accommodation comprises an entrance lobby, downstairs WC, living/dining room with French doors leading to a rear terrace and kitchen with integrated appliances. On the first floor is the stylish house bathroom and three bedrooms (presently used as two bedrooms). There is a gas-fired central heating system with a condensing boiler and uPVC double glazing (except for the timber entrance door). The house has a garage with parking in front as well as garden areas.

### Entrance Lobby

An external timber door with an opaque glazed panel gives access to the entrance lobby. This gives access to the living/dining room and a panelled internal door leads to the downstairs WC.

### Downstairs WC

The white two-piece suite comprises a wash hand basin with a tiled splashback and a low-level WC. There is an opaque uPVC window and a radiator.

### Living/Dining Room

This is a very spacious eating and entertaining space. At the far end are French doors with matching side screens, enjoying a south-westerly aspect, flooding the room with natural lighting. The pleasant view includes Holme Moss in the distance. The room can easily accommodate living and dining spaces and enjoys a dual aspect with side a high-level uPVC window. There is a timber fire surround with matching inlay and hearth, home to a living flame effect gas fire. An open staircase rises to the first floor accommodation, there is ceiling downlighting, wall light points and two radiators. In addition, there is a storage cupboard suitable for shoes and coats, etc.





# Bowling Green Court, Longwood Huddersfield,

## Details



### Kitchen

The kitchen has wall cupboards and base units with working surfaces, part tiled surrounds and a one-and-a-half bowl stainless steel sink. Integrated appliances include a Siemens ceramic hob, a Bosch fan oven with space for a microwave above, a pull-out-style filter hood, a fridge and a dishwasher. Additional appliances are housed in the adjoining garage. There is a uPVC window to the front elevation and ceiling downlighting.



### Terrace

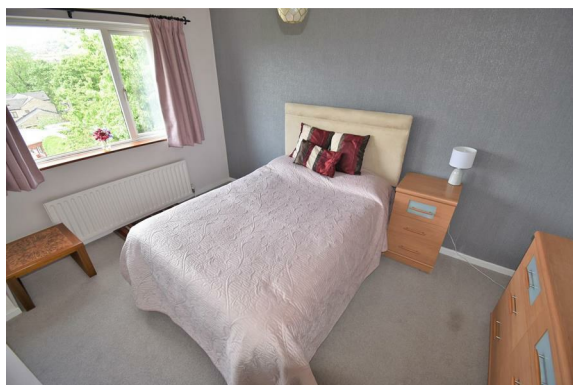
Accessed from the living/dining room via French doors, this can be a real sun trap enjoying a south-westerly aspect. There is balustrading and can be utilised for tubs, pots and planters, or a small bistro dining set to enjoy alfresco eating.

### First Floor Landing

An open staircase rises to the first floor landing where there is a high level storage cupboard and a louvre door shelved storage cupboard.

### Bedroom One

This double bedroom enjoys a superb long distance view with the bowling green in the foreground, the chimney from the converted mill and Holme Moss in the distance. The room has coving to the ceiling and a uPVC window. The vendors have redesigned the layout and an archway leads through to bedroom three.



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### Bedroom Three

At present, this single room can only be accessed off the main bedroom and is used as a dressing room. A door from the landing would need to be reinstated. There is a uPVC window providing an identical view to bedroom one. There is also a radiator.



### Bedroom Two

This double bedroom has plenty of space for fitted or freestanding furniture. There is a uPVC window overlooking the cul-de-sac and a radiator.



# Bowling Green Court, Longwood Huddersfield,

## Details



### House Bathroom

Updated in recent times and stylishly presented, this room has a three-piece suite. The bath has a tiled surround and a curved shower screen, along with a Mira Sport independent wall-mounted shower. There is a rectangular trough-style hand basin with a storage cupboard below and a low-level WC. The floor and skirting are tiled along with an electric shaver point, an opaque uPVC window and an upright ladder-style radiator.



### External Details

Steps from the cul-de-sac lead down to the property's timber entrance door. On either side are planted flower beds and the wide pathway gives access to a personal rear door to the attached garage. At the side of the garage, there is an open-plan lawned garden.



### Garage

The garage has an up-and-over door, power and lighting, plumbing for an automatic washer and space for additional appliances, e.g., a fridge freezer or tumble dryer. This area also houses the boiler for the gas-fired central heating system. There is parking in front of the garage.

# Bowling Green Court, Longwood Huddersfield,

Directions

