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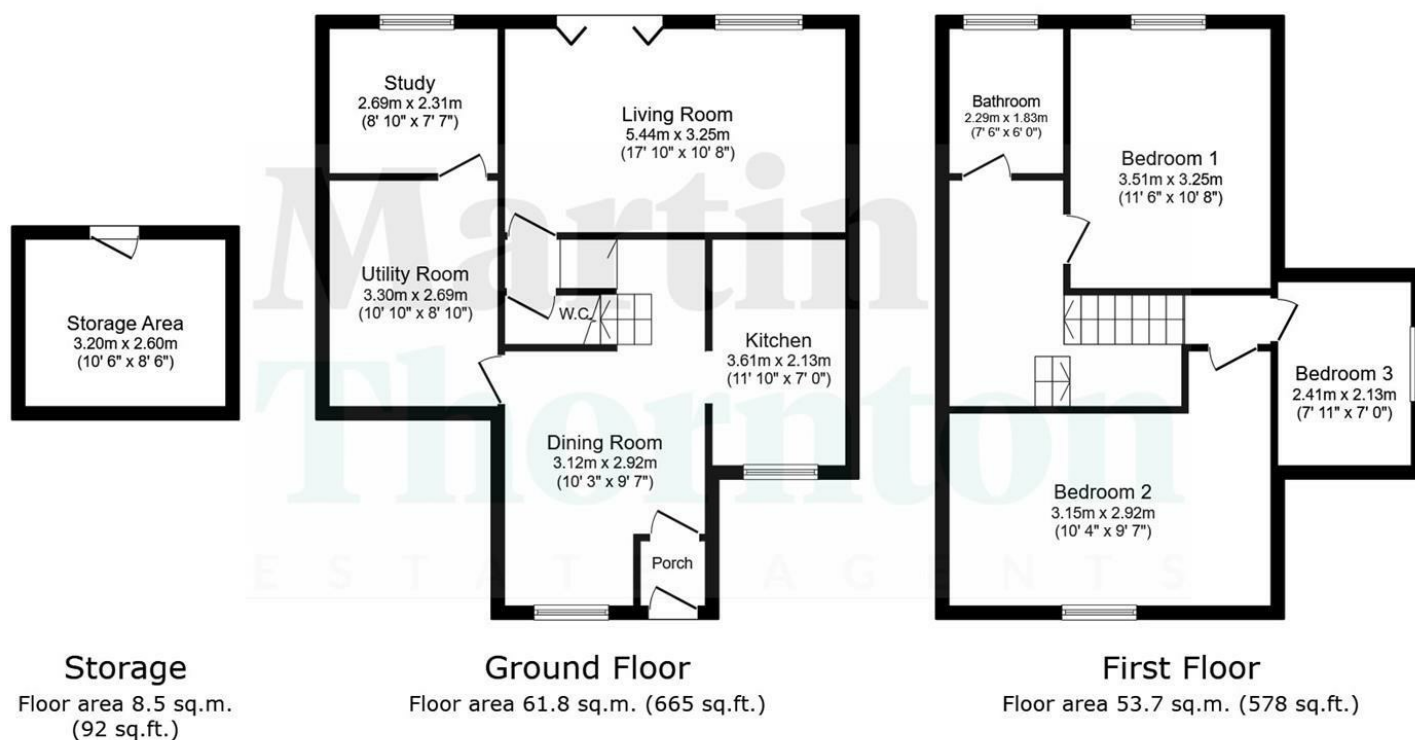
St. Marks View, Longwood Huddersfield, Yorkshire

Offers over £270,000

This well-presented three-bedroom link detached home is located in this popular and well-regarded area. It enjoys a southerly rear aspect, positioned in a cul-de-sac of just fifteen homes. The accommodation comprises an entrance lobby, kitchen, separate dining room, guest WC, good-sized living room with bi-fold doors out onto the timber decking, utility (former garage), adjoining home office, three bedrooms and a stylish house bathroom, which has been recently redesigned and updated. The property has a gas-fired central heating system, uPVC double-glazing and a security system. Externally, there is parking on the driveway and the rear garden is a major selling feature and can be a real sun trap with two decked seating areas, a lower level lawn and a useful under-house storage with power and lighting.

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Floorplan



Total floor area: 124.0 sq.m. (1,335 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

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Entrance Vestibule

An external composite door with decorative opaque glazed panels gives access into the entrance vestibule. This has grey vinyl flooring and is the ideal place for storing coats. It has a radiator and a timber and glazed door opens into the dining room.

Dining Room



This open-plan room is positioned at the front of the property and can accommodate a good-sized formal dining table. It works well with the adjoining kitchen. Of particular note is the bamboo style flooring. It has a uPVC window and a staircase leading to the lower ground floor and the first floor accommodation. There is a ceiling light point, two downlights and a radiator. The kitchen can be accessed through an archway.

Kitchen



The kitchen is positioned at the front of the property and has wall cupboards and base units with working surfaces and under-unit lighting, part tiled surrounds and a one-and-a-half bowl sink with mixer tap. The centrepiece is the Bosch five-ring gas hob with matching fan oven beneath and a canopy style filter hood above. There is an integrated dishwasher, space for a freestanding American style fridge freezer and a cold water feed. Concealed is the boiler for the central heating system. The room has oak style laminate flooring, uPVC windows and a ceiling light point.

Utility

From the dining room, a connecting door leads through to the utility/former garage. Retaining the former garage up-and-over door, the utility provides useful storage with cupboards and a worktop, beneath which is plumbing for an automatic washer and space for further appliances (such as a condensing dryer, for example). It is handy for storing garden equipment, garden furniture and sporting equipment, etc. A connecting door leads through to the home office/study.

Home Office/Study

This most versatile space is ideal for home working, but could equally be a gaming room or hobby space. It has a rear uPVC window, internet access point and a radiator. Buyers may decide to reinstate the former garage, depending on their requirements.

Lobby

From the dining room, the staircase leads down a short

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distance to a lobby area which has a radiator. From here, access can be gained to the guest WC.

Guest WC



This room has a white two-piece suite comprising a corner hand basin and a low-level WC. There is tiling to the walls, downlighting, oak style laminate flooring and a radiator. Access can be gained to a useful storage area beneath the staircase.

Living Room



From the lobby, a decorative timber and glazed door opens into the living room. This large reception room is positioned at the rear of the property and enjoys a southerly aspect, making it particularly light and bright via a uPVC window. There is a timber fire surround with matching inlay and hearth, home to a pebble effect living flame gas fire. The

room has a three-panel bi-fold door leading out onto the timber decking, decorative coving to the ceiling and a radiator.

Landing

The staircase leads up to the landing area where there is a side uPVC window and a radiator. Access can be gained to the master bedroom and bathroom.

Bedroom One



The master bedroom is positioned at the rear of the property and enjoys a southerly aspect with a pleasant outlook over the surrounding area. This good-sized double room has built-in wardrobes, two of which have mirror fronts, drawers and bedside drawers. It has provision for a wall-mounted TV and a radiator.

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Bathroom



The stylish bathroom has been updated in more recent times and has a white three-piece suite. The bath has a shower screen, overhead waterfall shower fitting and hand-held shower attachment. There is a rectangular hand basin with storage beneath and a low-level WC. The room has tiling to the walls, grey LVT flooring, an illuminated mirror, an extractor fan and a stylish upright chrome ladder style radiator. To the rear elevation is an opaque uPVC window.

First Floor

From the landing, a short run of steps lead up to bedrooms two and three.

Bedroom Two



This good-sized double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a uPVC window and a radiator.

Bedroom Three



This single bedroom has a Velux window within the angled roofline and a radiator.

External Details



At the front of the property, the garden has been designed for ease of maintenance with the use of pebbles interspersed with flags. It has a block paved seating area and a driveway providing parking. The rear garden is one of the property's selling features, being a real sun trap, with a southerly aspect. There is timber decking, which can also be accessed via the bi-folding doors, perfect for outdoor eating and entertaining. Steps lead down to a second decked area, both of which has spindle balustrading, and a lawned garden with a raised flowerbed. The garden is enclosed by perimeter fencing. There is a storage room beneath the former garage with external water, power and lighting.

Tenure

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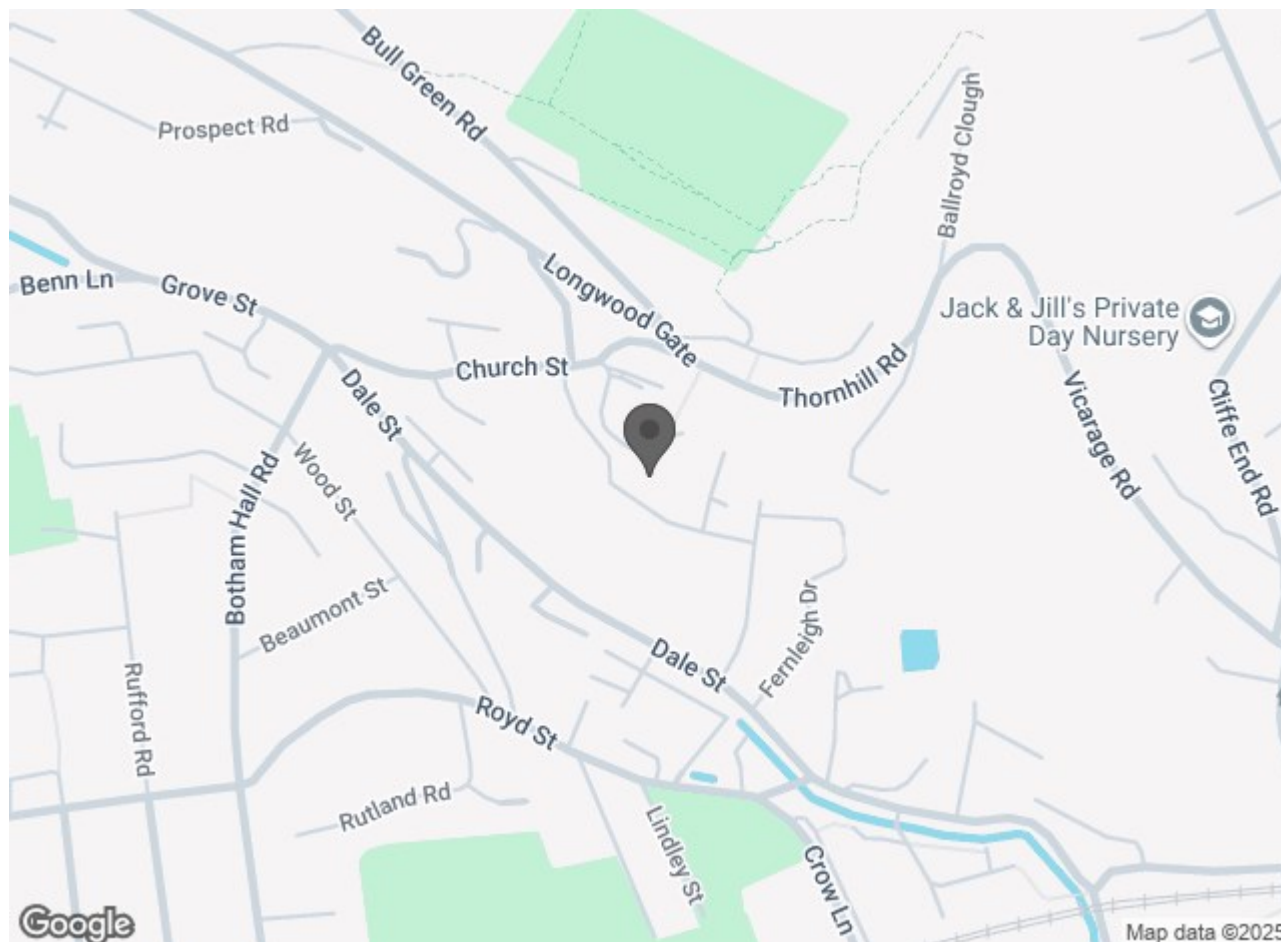
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The vendor informs us the property is Freehold.

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Directions



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