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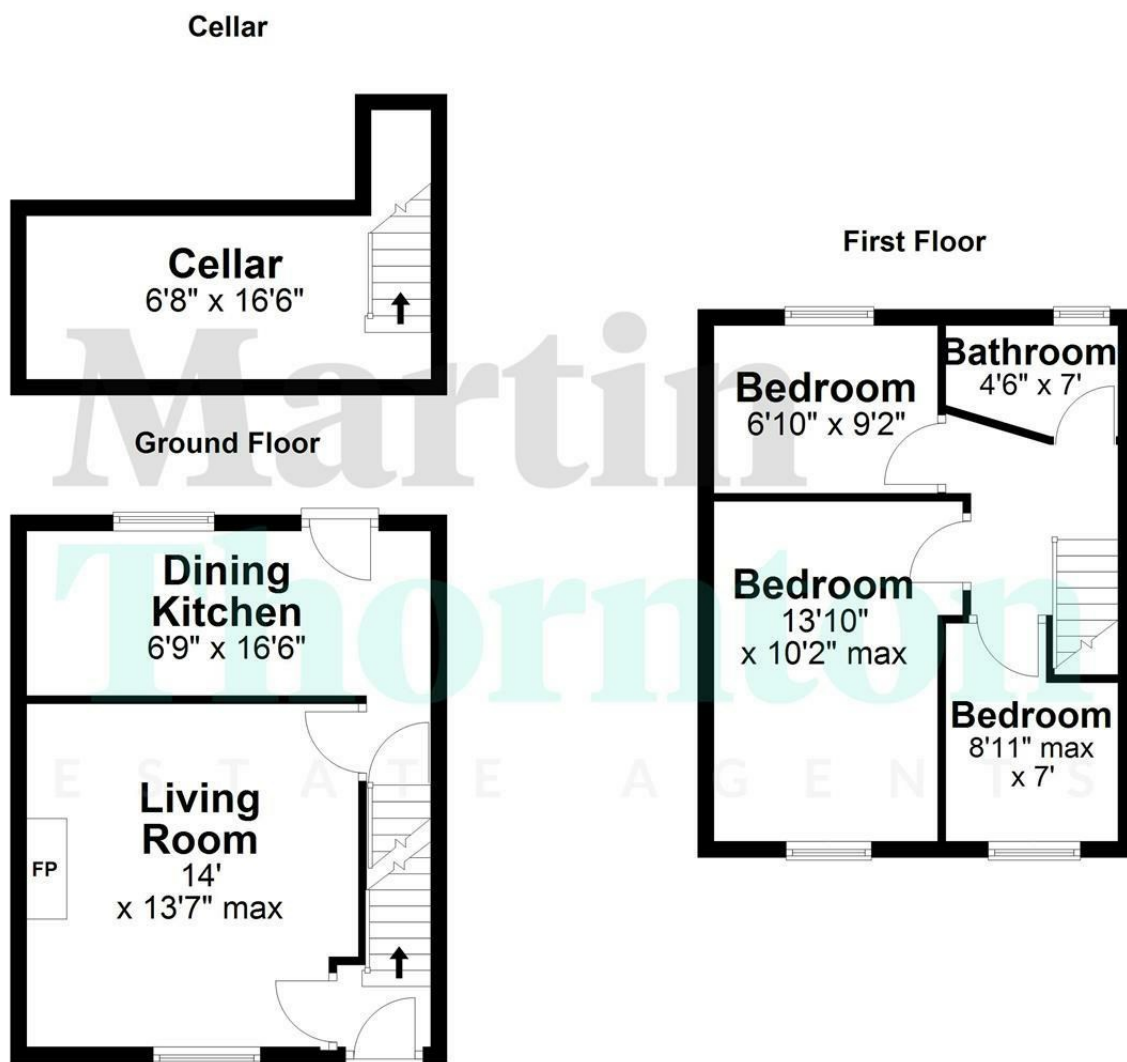
## Orchard Street West, Longwood Huddersfield,

**Offers over £170,000**

This three-bedroom terraced property is situated in a cul-de-sac position and has been enjoyed and improved by the current owners over the last forty years. It may prove suitable to a first time buyer or professional couple looking to access the nearby M62 motorway network. The accommodation comprises an entrance hall, living room and kitchen diner. On the first floor are three bedrooms and a house bathroom. There is a useful keep cellar, which could be used as a utility room. The property has a gas-fired central heating system and uPVC double glazing. Externally, there is a raised patio garden area at the front of the property. At the rear, the garden area covers two levels.

**Orchard Street West, Longwood  
Huddersfield,**

**Floorplan**



Total area: approx. 814.5 sq. feet  
Orchard Street, Longwood, Huddersfield

# Orchard Street West, Longwood Huddersfield,

## Details



### Entrance Hall

A composite door with double-glazed inserts and a matching overlight opens to the entrance hall. It has an alarm system, coving to the ceiling, hanging hooks, a ceiling light point and a radiator. A staircase gives access to the first floor landing and a timber door opens into the living room.

### Living Room



This reception room is positioned at the front of the property and has a pleasant outlook over the garden and beyond via a uPVC window. The focal point of the room is a marble fire surround and hearth, home to a gas fire. There is a ceiling rose, coving to the ceiling, a ceiling light point and a radiator.

### Kitchen Diner



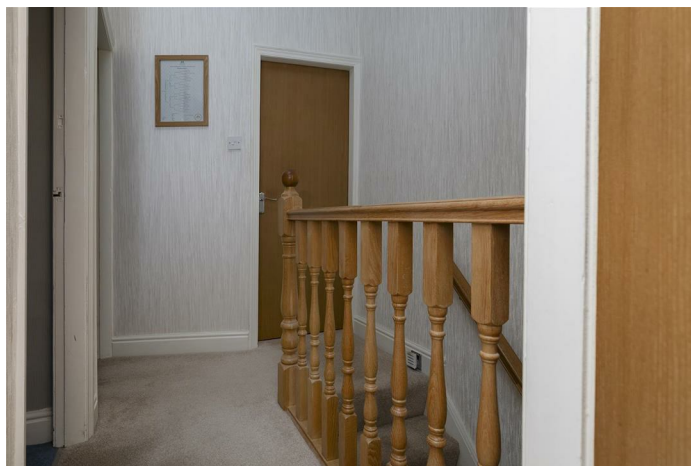
Positioned at the rear of the property, the kitchen has a range of wall and base cupboards, drawers, roll-edge

worktops and brick style tiled surrounds. Integrated appliances comprise a split-level oven, four-ring gas hob with overlying canopy style filter hood, washing machine and fridge freezer. There is a one-and-a-half bowl sink unit with twin taps. This area is home to the Ideal central heating boiler. A uPVC window overlooks the rear elevation. There is space for a bistro style table, tiling to the floor, coving to the ceiling and ceiling downlighting. A uPVC door with a glazed insert and matching panel leads out to the rear garden.

### Keep Cellar

From the kitchen, a staircase leads down to a useful keep cellar, which has shelving, power, light and water.

### First Floor Landing



From the entrance hall, a staircase gives access to the first floor landing, where there is coving to the ceiling, a ceiling light point and access to the following rooms:



# Orchard Street West, Longwood Huddersfield,

## Details



### Bedroom One



This master bedroom is positioned at the front of the property and has a pleasant outlook over the garden and beyond via a uPVC window. There are wardrobes with sliding mirrored doors comprising hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.

### Bedroom Two



This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden via a uPVC window. There are fitted wardrobes, overhead storage, a bedside table, coving to the ceiling, a ceiling light point and a radiator. Access can be gained to the loft space.

### Bedroom Three



This room is currently used as a work-from-home study and has a uPVC window to the front elevation. There is coving to the ceiling, a ceiling light point and a radiator.

### House Bathroom



The bathroom has a modern white suite comprising a panelled bath with a folding shower screen, home to a mains fed shower, a vanity hand basin with storage below and a low-level WC. The floor is tiled with contrasting tiled walls, a uPVC window to the rear elevation, a ceiling light point, an extractor fan and a wall-mounted chrome ladder style heated towel rail.

# Orchard Street West, Longwood Huddersfield,

## Details



### External Details



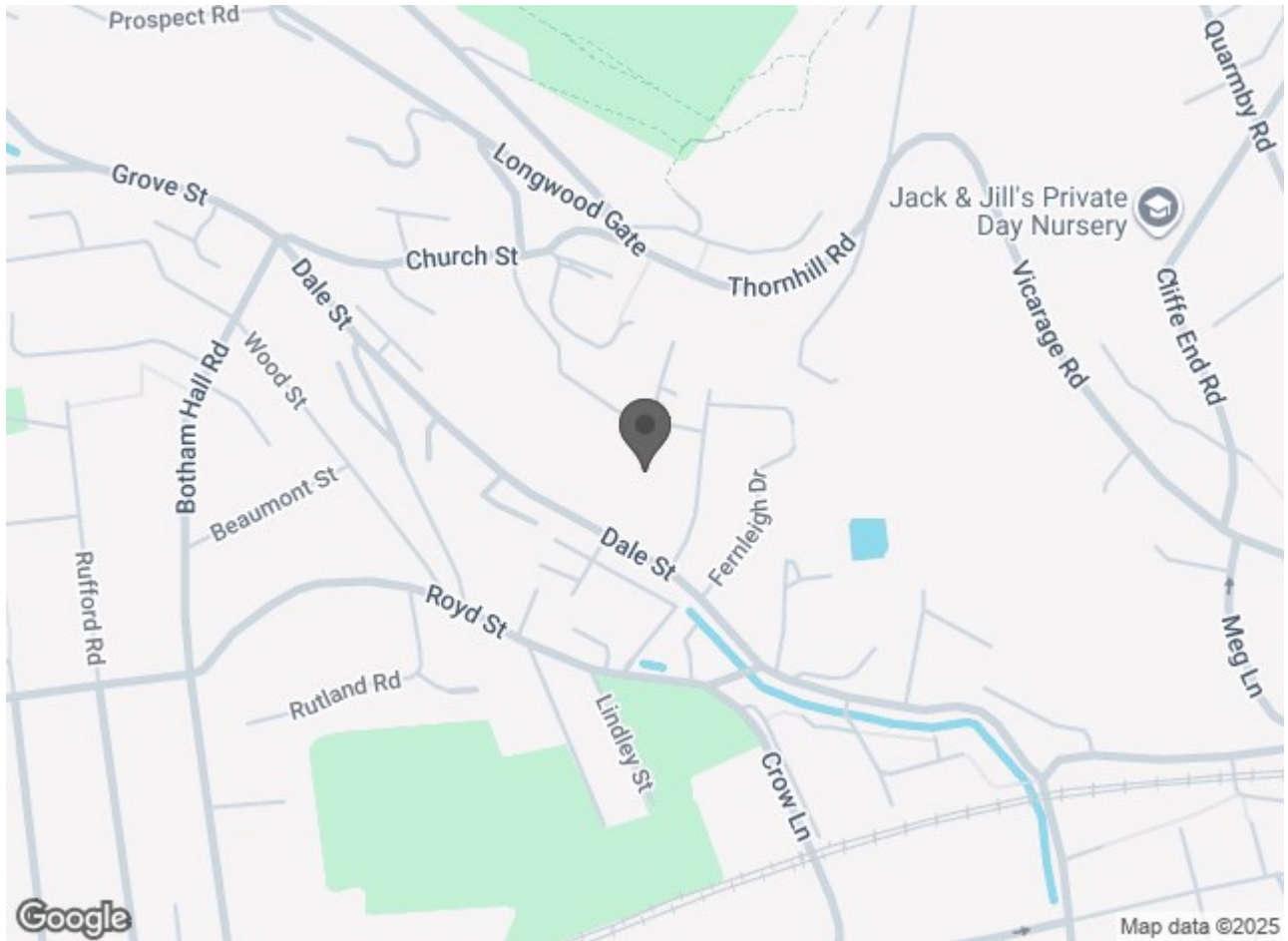
At the front of the property, there is a lovely flagged garden area with mature shrubbery borders, providing a perfect seating area. Stone steps lead up to the front door. There is an outside water point. At the rear of the property, there is a fenced and walled garden with a patio, perfect for outdoor entertaining, security lights and a water point. Stone steps lead to a further flagged garden area.

### Tenure

The vendor has informed us that the property is Leasehold.

# Orchard Street West, Longwood Huddersfield,

Directions



# Orchard Street West, Longwood Huddersfield,

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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