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**Quarry Court, Longwood
Huddersfield, Yorkshire**

Offers over £400,000

MARTIN THORNTON PLATINUM

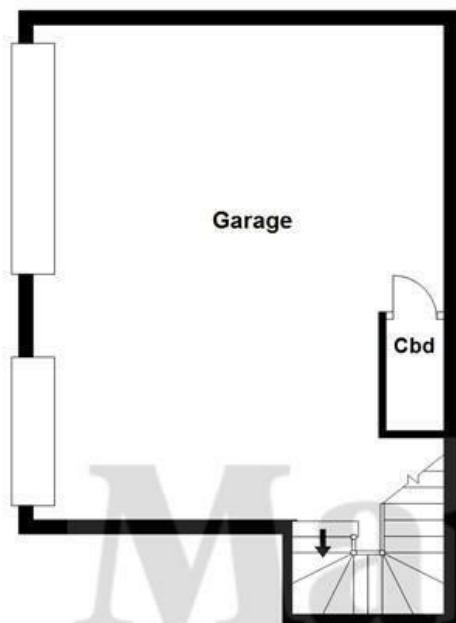
Located to a lovely cul de sac position boasting far reaching views over Longwood and beyond is this five bedroom detached property. The property offers flexible, spacious family accommodation in this convenient location. The accommodation comprises an entrance hall, kitchen with integrated appliances, dining room, living room, utility, downstairs WC and ground floor bedroom five/study. On the first floor are four double bedrooms, the master with en suite bathroom, and a house bathroom. The property has gas-fired central heating and timber framed double-glazing. Externally, there is an integral triple garage, a driveway and steps leading up to the front door. At the rear of the property, there is an enclosed garden over three levels comprising a patio area, lawns and a potting shed. The property is also offered with no onward chain. Viewing is recommended.

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Floorplan



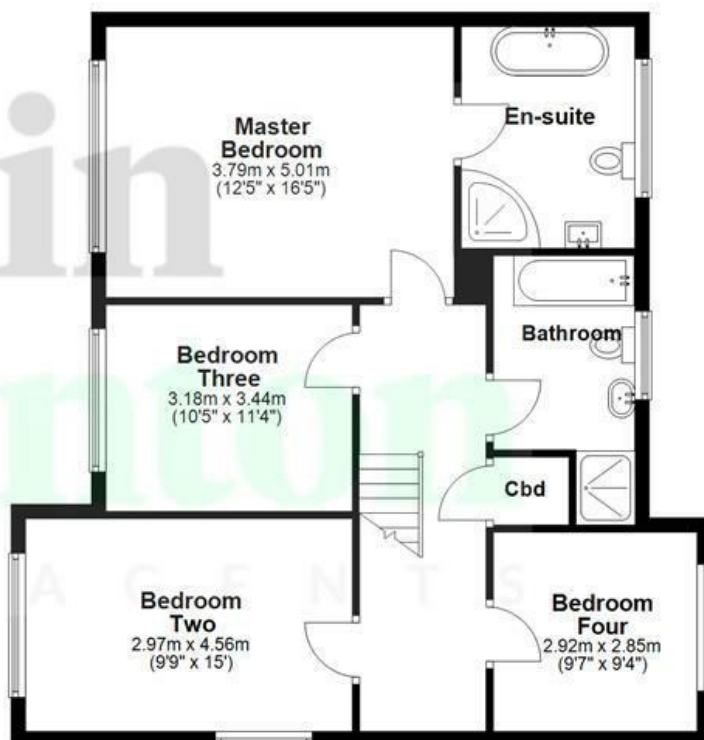
Lower Ground Floor



Ground Floor



First Floor



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

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Details



Entrance Hall

A timber door with glazed inserts and a matching side panel opens to the spacious entrance hall, which has two ceiling light points, coving to the ceiling and a radiator. There is plenty of room for storing coats and shoes. A staircase leads up to the first floor and access can be gained to the following rooms:

Kitchen



The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops (extending to form a breakfast bar), brick style splashbacks and a composite one-and-a-half bowl sink unit. There are spotlights to the wall cupboards. Integrated appliances comprise a range cooker with canopy style filter hood, fridge freezer, microwave and dishwasher. Two timber framed windows overlook the front and side elevations. The room has coving to the ceiling, ceiling downlighting and laminate style flooring. There is a radiator and an alarm system.

Dining Room



The formal dining room has a timber framed window to the front elevation, plenty of room for furniture, coving to the ceiling, a ceiling light point and a radiator. A set of french style timber and glazed doors give access to the living room.

Living Room



This reception room has a dual aspect with timber framed windows overlooking the front and rear elevations. The focal point of the room is a marble fire surround and hearth, home to a living flame gas fire. There is coving to the ceiling, two ceiling light points with ceiling roses, a dado rail and two radiators. Sliding aluminium patio doors give access to the rear garden.

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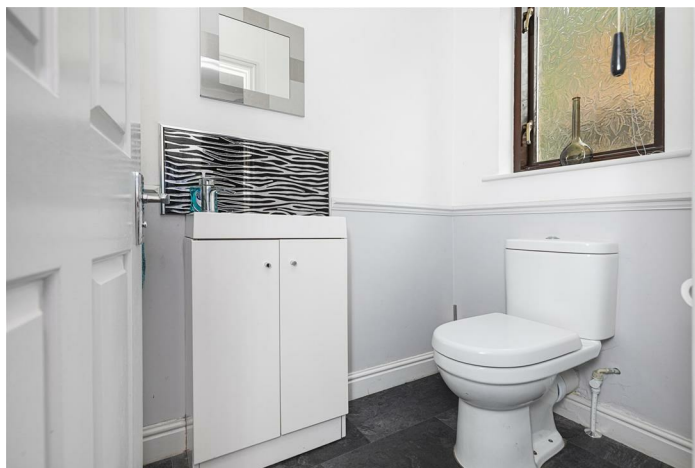


Utility



This useful utility room is positioned at the side of the property and has a range of high-gloss wall and base cupboards. There is plumbing for an automatic washing machine, a stainless steel sink unit with tiled splashbacks, coving to the ceiling, a ceiling light point and laminate style flooring. A timber and glazed door gives access to the side elevation.

Downstairs WC



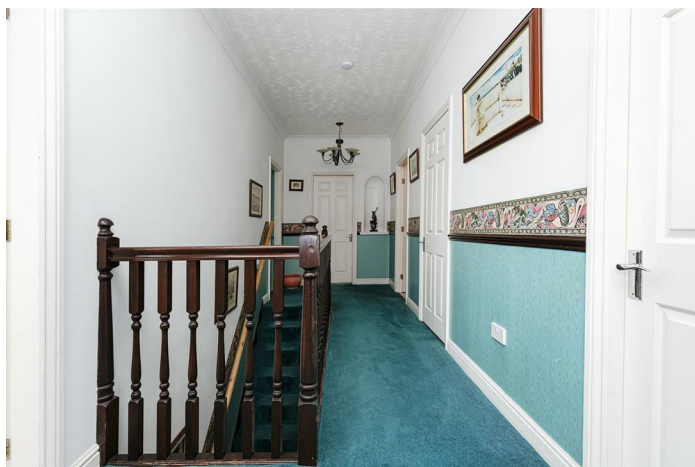
The white suite comprises a vanity hand basin with a mixer tap and a low-level WC. There are tiled splashbacks, along with a dado rail, a continuation of the laminate style flooring, a ceiling light point and a chrome ladder style radiator. A timber framed window overlooks the rear elevation.

Study/Bedroom Five



This double room is positioned at the rear of the property and is currently used as a work from home study, but could be a fifth bedroom. It has a timber framed window, laminate style flooring, coving to the ceiling, a ceiling light point and a radiator.

First Floor Landing



From the entrance hall, a staircase leads to the first floor landing, where there is a timber framed window allowing natural light from the side elevation. There are two ceiling light points, coving to the ceiling and a radiator. Access can be gained to partially boarded loft space. There is a useful linen cupboard with hanging rails and shelving.

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Bedroom One



This double bedroom is positioned at the front of the property and has a splendid outlook via three timber framed windows. It has two ceiling light points, coving to the ceiling and a radiator and built in wardrobes with various hanging rails and shelving options. Being the master bedroom, it has the advantage of an en suite bathroom.

En Suite Bathroom



The white suite comprises a freestanding stylish bath with twin taps, a corner shower cubicle, home to a mains fed shower, a wall-mounted hand basin and a low-level WC. There is laminate style flooring, appropriate contrasting tiling to the walls, ceiling downlighting, an electric shaver point and a chrome ladder style radiator. A timber framed window overlooks the rear elevation.

Bedroom Two



This double bedroom is positioned at the front of the property and has a pleasant outlook via a timber framed window. It has plenty of room for furniture, coving to the ceiling, a ceiling light point and a radiator.

House Bathroom



The off-white suite comprises a tiled bath with twin taps, a shower cubicle, home to a mains fed shower, a pedestal hand basin and a low-level W C. There is laminate style flooring, appropriate contrasting tiling to the walls, ceiling downlighting, coving to the ceiling, an electric shaver point and a radiator. A timber framed window overlooks the rear elevation.

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Bedroom Three



This double bedroom is positioned at the rear of the property and enjoys natural light via a timber framed window. It has fitted wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.

Bedroom Four



This double bedroom has a dual aspect with timber framed windows to the front and side elevations. It has a ceiling light point, coving to the ceiling and a radiator.

Triple Garage

From the entrance hall, a staircase leads down to the large triple garage, which has an electric up-and-over door, power and lighting. This area could also be used as an additional utility/storage area. The garage is home to the electric fuse board and the recently fitted Ideal central heating boiler.

External Details



At the front of the property, there is a tarmacked double driveway providing parking and access to the integral triple garage. There is a decked seating area and steps up to the property. At the rear of the property, there is an enclosed garden over three levels with a patio area, perfect for outdoor entertaining, and steps leading up to a lawned garden with feature pond and waterfall, with further steps leading to an additional lawn. There is a timber potting shed, an outside water point, power points and a flagged pathway leading around the side of the property.

Tenure

The vendor informs us that the property is freehold.

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Directions

