

martin-thornton.com
01484 508000



Ballroyd Lane, Longwood Huddersfield, Yorkshire

**Offers in the region of
£350,000**

Located in the popular suburb of Longwood, Huddersfield, Ballroyd House is a charming former mill property stone-built, three-bedroom end-terrace cottage, enjoying far-reaching views to the rear and a desirable southerly aspect.

The property is arranged over three floors, with the benefit of a large vaulted ceiling cellar, and various useful outbuildings, including stone built workshop/ office/ studio ideal for home working, utility room, 2 stone built outside storage sheds and a timber summerhouse with fantastic alternate west-facing views which enjoys the evening sun until sunset.

This beautiful home briefly comprises a semi open-plan kitchen/dining room with a useful pantry with a floor entrance to the cellar. A formal lounge featuring a characterful multifuel burner, and an inviting entrance hallway with attractive original 1920's oak panelling and solid oak doors to the ground floor.

martin-thornton.com
01484 508000



Ballroyd Lane, Longwood Huddersfield, Yorkshire

**Offers in the region of
£350,000**

To the first floor are three good sized double bedrooms, a galleried landing area, and a stylish house bathroom.

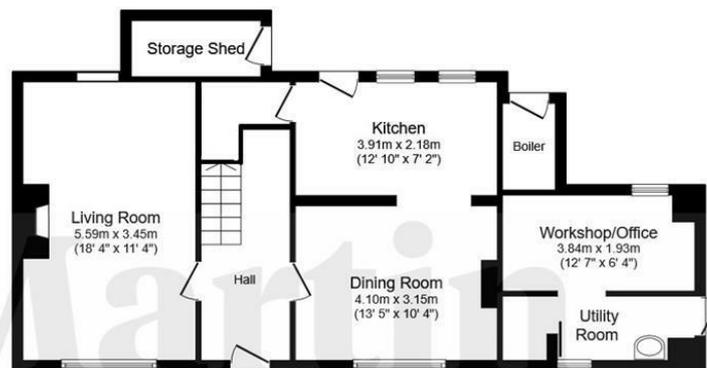
Externally, the property benefits from the aforementioned versatile outbuildings and a spectacular southerly facing private large walled and boundaried garden, secured with a side gate, which enjoys the property's far-reaching views and sunny southerly aspect.

To the lane side, and to the side of the house is a triple tarmac driveway providing ample off-road parking.

This home is only a short drive to Huddersfield train station, Halifax town centre, and a few minutes from M62 motorway junction perfect for commuting.

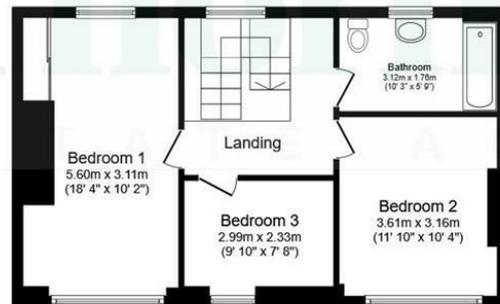
Ballroyd Lane, Longwood Huddersfield, Yorkshire

Floorplan



Ground Floor

Floor area 71.4 sq.m. (768 sq.ft.)



First Floor

Floor area 53.0 sq.m. (570 sq.ft.)

Total floor area: 124.4 sq.m. (1,339 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

Ballroyd Lane, Longwood Huddersfield, Yorkshire

Details



Kitchen Diner

A barn style uPVC door with double-glazed insert opens to the kitchen area, which has a range of solid oak wall and base cupboards, drawers, solid iroko worktops with matching upstands and a one-and-a-half bowl composite sink unit with mixer tap. Integrated appliances include a smeg oven, four-ring gas hob with canopy style filter hood, smeg dishwasher and fridge freezer. There is built in space for a microwave, a useful understairs storage cupboard and timber flooring. Two uPVC double-glazed windows provide natural light over the front elevation. The dining area has a continuation of the timber flooring and a large uPVC double-glazed window overlooking the rear garden. The focal point of the room is an original art Nouveau rose wood inlay fireplace with original art deco tiles. This features a marble hearth, and is home to a gas fire. There is coving to the ceiling, a ceiling light point and two radiators. An original solid oak door gives access to an inner hall entrance.



Inner Entrance

This area has an oak and glazed door providing access to the rear garden, exposed timbers to the ceiling and 1920s/30s original oak panelling to the walls. A stone spindle staircase rises to the first floor landing. There is a radiator and an original oak door that opens to the living room.



Ballroyd Lane, Longwood Huddersfield, Yorkshire



Details

Living Room

This cosy and private room is particularly spacious with a large uPVC double-glazed window overlooking the rear garden. The focal point of the room is a multifuel burner, set in a reclaimed Art Deco teak/ rosewood surround with a brick and concrete hearth. There are exposed beams and coving to the ceiling, a ceiling light point, four wall light points and feature panelling to the alcoves.



Half Landing

There is a large feature arched window providing lots of natural light, a ceiling rose, a ceiling light point, coving and access to loft space. Access can be gained to the following rooms:



Bedroom One

This large double bedroom has a dual aspect, with uPVC double-glazed windows to the front and rear elevations. There is a useful fitted wardrobe with hanging rails and shelving, exposed beams to the ceiling, two ceiling light points and a radiator.



Ballroyd Lane, Longwood Huddersfield, Yorkshire



Details

Bedroom Two

This double bedroom has a uPVC double-glazed window to the rear elevation and plenty of room for furniture. There is a ceiling light point and a radiator.



House Bathroom

The bathroom has a white suite comprising a P-shaped bath with a shower screen and a waterfall style shower over, a trough style marble/ stone hand basin with storage beneath and a low-level WC. A uPVC double-glazed window overlooks the rear elevation. There is ceiling downlighting, timber flooring, feature panelling to two walls, appropriate tiling around the bath area and a contemporary style radiator.



Bedroom Three

This double bedroom is positioned at the rear of the property and has a large uPVC double-glazed window overlooking the garden. There is a ceiling light point and a radiator.



Ballroyd Lane, Longwood Huddersfield, Yorkshire

Details



External Details

At the front of the property, there is a tarmacked driveway providing parking, an outside store, perfect for storing garden furniture, a wall light point and an additional store to the side elevation. Down a few steps, en route to the garden, there is a timber door access to the aforementioned utility room and home office/studio/ workshop. Past these useful rooms you will find a lockable full length timber gate that gives access to the rear garden. This large private garden features a lovely stone flagged patio, perfect for outdoor entertaining, and top lawned area with bedding shrubs. A few steps give access to two additional lawned areas, gently sloping with established beds and a beautiful copper beech tree. On the patio area, there is an outside water point. and to the side is a timber summer house with steps and a decked balcony area. Beneath the Summer house is a large block built storage shed/log store ideal for storing garden equipment. The rear garden enjoys a southerly aspect and is a wonderful sun trap during the summer months.



Outbuilding/Utility/Study Area

There is a separate utility area with working surfaces, a deep bowl stainless steel sink unit, plumbing for an automatic washing machine, downlighting and a radiator. The floor is tiled and a uPVC double-glazed window provides natural light. A doorway leads to a study area, which has a radiator, ceiling downlighting and a uPVC double-glazed window.



Tenure

The vendor confirms the property is Freehold.

Ballroyd Lane, Longwood Huddersfield, Yorkshire

Directions

