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Greenhill Road, Longwood Huddersfield, Yorkshire

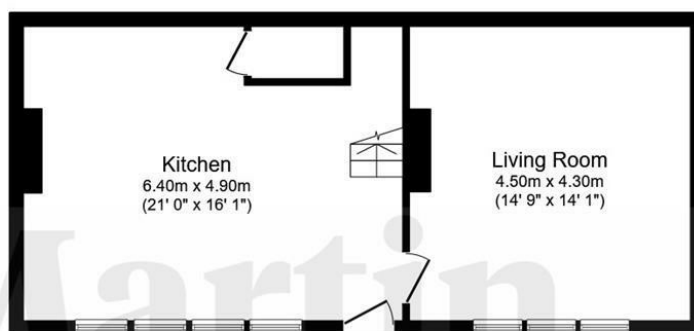
Offers over £250,000

This charming Grade II listed character property offers a perfect blend of period features and modern comfort. Boasting two generously sized bedrooms, including a spacious master and a well-proportioned double second bedroom, the home also benefits from a dedicated office space, ideal for remote working or study. At the heart of the property is a large kitchen diner, complete with a gas stove and appliances included, creating a warm and sociable space for cooking and entertaining. The inviting living room features a multifuel fire, adding to the home's cosy and characterful feel.

Outside, you'll find a beautifully maintained, south-facing garden, perfect for enjoying sunlight throughout the day, along with a practical shed for storage. The home also benefits from a private parking space. Ideally located, the property offers easy access to local bus routes into Huddersfield town centre and is within close proximity to the M62, providing links to Leeds and Manchester. Overlooking the scenic reservoir, the area is perfect for those who enjoy outdoor living, with an abundance of nearby walking routes, ideal for dog owners, and next to the award winning Dusty Miller Pub. Full of charm and thoughtfully maintained, this unique home offers character, comfort, and practicality. The sellers are motivated and seeking a quick sale, which is reflected in the attractive asking price, and early inspection is recommended.

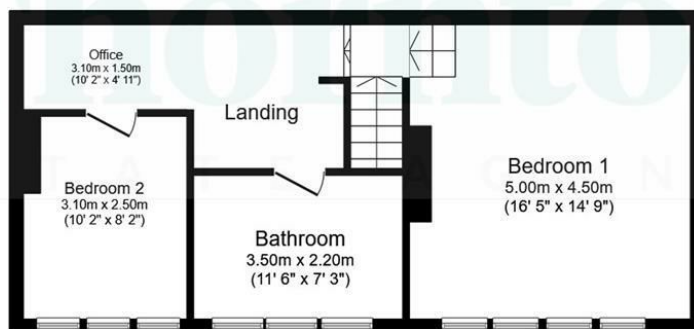
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Floorplan



Ground Floor

Floor area 45.9 sq.m. (494 sq.ft.)



First Floor

Floor area 45.9 sq.m. (494 sq.ft.)

Total floor area: 91.8 sq.m. (988 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 Hallway

An external timber door with double glazed panels gives access to the entrance hallway. This has quarry tiled style flooring and a fabulous timber door architrave with a stripped panelled period door leading to the living room. At the far end, a staircase with stripped timber treads leads up to the first floor accommodation and there is a radiator. A panelled period door leads into the dining kitchen.

Dining Kitchen

This is a good sized open plan room, blending character and contemporary style. There is a bank of double glazed windows with stone mullions and lighting above, enjoying a fabulous view with a southerly aspect and views down the valley and across to the reservoir and golf course. The room is flooded with natural lighting. There are contemporary kitchen units to high and low levels with glazed display cabinets and shelving along with wood block style worktops with matching upstands and a one-and-a-half bowl sink with mixer tap. Integrated appliances include an oven, combination oven/microwave, dishwasher, washer dryer, fridge and freezer. A central island incorporates a breakfast bar seating area with storage below and a four-ring induction hob. The room also has plenty of space for a formal dining table. Upon a deep stone flagged hearth stands a living flame gas stove. There is oak style laminate flooring along with two beams, an upright contemporary radiator and a stripped timber door giving access down to the cellar.



Cellar

In the cellar head is the Ideal Logic condensing boiler for the central heating system.

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Living Room

From the hallway, access can be gained to the good sized living room. It has double glazed windows with stone mullions providing views across the valley towards the reservoir and Holme Moss in the distance. There is a lovely window seat with detailed architrave, exposed stonework and stripped timber panelling. There is a decorative fire surround with a tiled hearth, upon which stands a coal effect living flame gas fire. Two superb, stripped beams are on display and the room can accommodate plenty of furniture. There is also a radiator.



First Floor Landing

From the hallway, the staircase rises to a small half landing and then splits left and right, giving access to the bedrooms on either side. To the left, there is a landing area with spindle balustrading and exposed, broad timber floor boards. The landing is suitable for bookcases, for example, and has exposed period panelled doors to all three rooms on this level.



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Bedroom One

This is a large double bedroom and, from its elevated position, the views only get better with a 180-degree vista overlooking the surrounding area, across the reservoir and with Holme Moss in the distance. There is a bank of double glazed windows with central mullion along with a beam, a decorative cast iron fireplace and access to the loft area. The room can accommodate plenty of fitted or freestanding furniture and has wall light points and a radiator.



Bedroom Two

This good-sized bedroom enjoys a similar view to bedroom one and has a bank of double glazed windows with stone mullions along with a beam, a decorative cast iron fireplace. Of particular note are the exposed 10in wide floorboards. The room can accommodate plenty of fitted or freestanding furniture and has a radiator.



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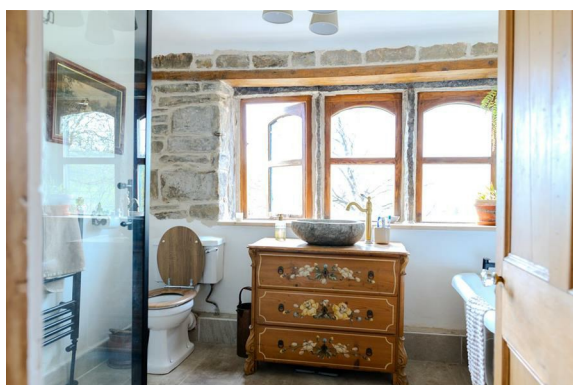
Office

This space is great for those working from home or studying etc.



Bathroom

The large bathroom has been updated in recent times and is particularly stylish. The four-piece suite comprises a roll-top bath with claw and ball feet, a rectangular hand basin with storage cupboards below, a low-level WC and a separate shower cubicle with a tiled interior, a waterfall style shower fitting and a hand-held shower attachment. The room has a bank of double glazed windows with stone mullions, further exposed stonework and a timber beam. There is a deep window sill, perfect for toiletries, etc., floor tiling and an upright ladder-style radiator.



External Details

At the front of the cottage there is space for tubs, pots and planters. The property has the advantage of parking on a cobbled area and then a gravelled off-road parking area adjoining. Our clients are able to park two vehicles here, one behind the other. There is perimeter walling with the gravelled area widening to create a perfect place for a wood store or lock-box and a timber gate gives access to the garden. With many period cottages, there is usually a compromise of parking or garden, sometimes neither, but this one has the advantage of both. The mature garden area enjoys a southerly aspect, making it a real sun trap. It has well stocked beds and borders and a perimeter wall providing a more secluded backdrop along with a very pleasant seating area with some fabulous large stone flags and a raised flowerbed behind. There is a useful stone outbuilding, handy for storage, and a lower lawned garden in two sections with attractive raised beds and borders, dry stone walling and a gravelled seating area, perfect as an outdoor eating/barbecuing area. There is a low wall with lavender beds and an upper gate directly opposite the cottage itself.

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Directions

