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ESTATE AGENTS

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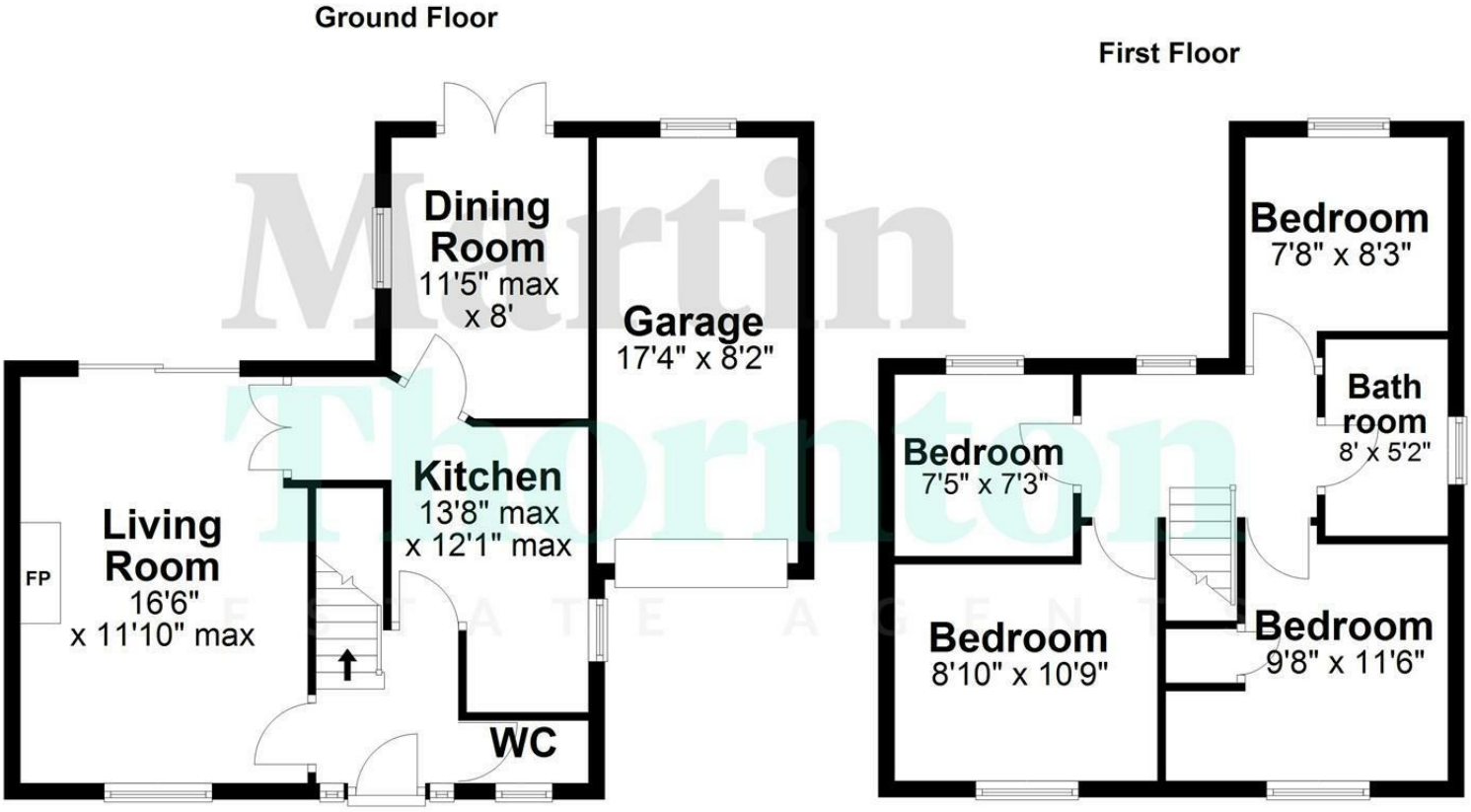
Dodlee Lane, Longwood
Huddersfield,

Offers in the region of £340,000

This double-fronted four-bedroom detached family home occupies a corner plot with a south-westerly aspect and long distance views. It is perfectly placed for local amenities in the nearby shopping centre, along with schooling and the M62 motorway. Located in this popular area, it would be a perfect commuter base. The accommodation comprises an entrance hallway, downstairs WC, kitchen with integrated appliances, separate dining room with French doors and a good-sized living room. On the first floor, there are four bedrooms, all with built-in wardrobes, and a contemporary bathroom. The property has gas-fired central heating, uPVC double-glazing and a security system. Externally, there is a block paved driveway leading to an attached garage. There are lawns to the front, side and rear, paved seating areas and a terrace adjoining the dining room. It has long distance views towards Holme Moss, particularly from the first floor, and occupies a highly accessible and most convenient location. Viewing is encouraged to appreciate all that is on offer.

Dodlee Lane, Longwood
Huddersfield,

Floorplan



Total area: approx. 1060.3 sq. feet
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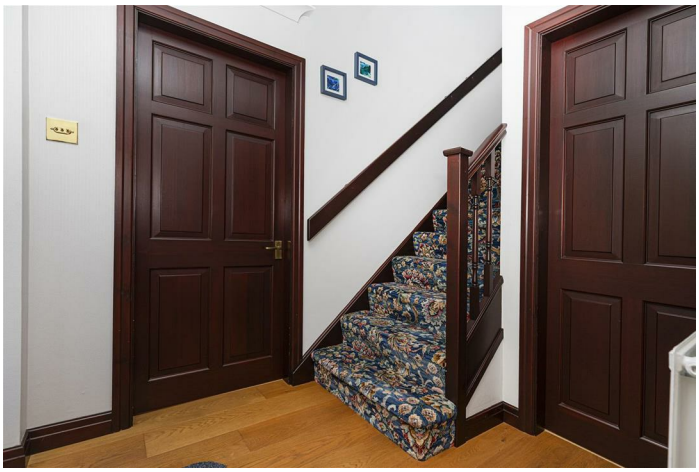
Details

Entrance Hallway



An external composite door with opaque decorative panels and matching screens on either side gives access to into the hallway. This has oak style laminate flooring and a staircase rising to the first floor accommodation. There is coving to the ceiling, a radiator and a door leading to the downstairs WC.

Downstairs WC

This stylish room has been recently updated and comprises a low-level WC with a concealed cistern and a wall-mounted hand basin. There is tiling to the walls with a decorative section, a continuation of the oak effect flooring and an upright chrome ladder style radiator. The room has an opaque uPVC window.

Living Room

This reception room runs from the front to the rear of the property and is particularly light and bright, having a front uPVC window and sliding patio doors giving access to the rear garden. The property has a south-westerly orientation, meaning that it benefits from a good amount of natural lighting. The focal point of the room is a timber fire surround with a marble finish, inlay and hearth, home to a coal effect gas fire. There is coving to the ceiling and twin radiators. Timber and bevelled glazed doors give access to the kitchen.

Kitchen

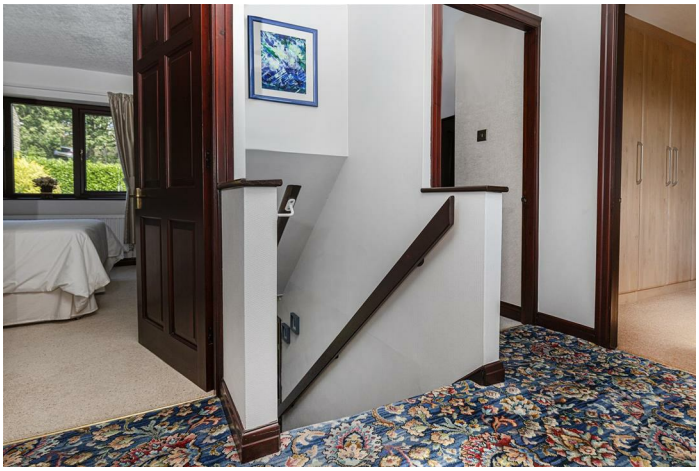
The kitchen has wall cupboards and base units with granite worktops and tiled surrounds. It has a one-and-a-half bowl stainless steel sink. Integrated appliances include a Neff ceramic hob with a canopy style filter hood, double oven, fridge, freezer, washer, slimline dishwasher and microwave.

The room enjoys a dual aspect with a side uPVC window and a rear uPVC and glazed door leading to the garden. There is tiled flooring, ceiling LED lighting and a radiator.

Dining Room

This light and bright room has a south-westerly aspect, positioned at the rear of the property. There is a side uPVC window overlooking the garden and French doors leading out onto a paved terrace, which enjoys fabulous views. The room can accommodate a good-sized formal dining table. It has coving to the ceiling and a radiator.

First Floor Landing



From the hallway, a staircase leads to the first floor landing, which has a rear uPVC window with fabulous views towards Holme Moss in the distance. There is a radiator and access to the following rooms:

Bedroom One

This double bedroom is positioned at the front of the property and has a sliding door, mirror-fronted wardrobe and space for further furniture. There is a uPVC window, a radiator and a useful storage cupboard over the staircase projection.

Bedroom Two

This double bedroom is positioned at the front of the property and has sliding door, mirror-fronted wardrobes and useful storage over the staircase projection. There is space for further furniture, a uPVC window and a radiator.

Bedroom Three

This good-sized bedroom is positioned at the rear of the property and has sliding door, mirror-fronted wardrobes. It is particularly light and bright and enjoys fabulous views via a uPVC window. It also has a radiator.

Bedroom Four

This bedroom is positioned at the rear of the property and has built-in wardrobes, a uPVC window and a radiator.

Bathroom

The bathroom has a white three-piece suite comprising a P-shaped bath with a wall-mounted shower fitting over, a pedestal hand basin and a low-level WC. It has tiling to the walls and floor, LED downlighting, floor tiling, an electric shaver point and an upright chrome ladder style radiator. There is a side opaque window and an airing cupboard housing the cylinder, perfect for storing bedding and towels, etc.

External Details

The property occupies a corner plot with a perimeter low-level walls to the front and side. It has a shaped lawn, extending around to the left-hand side of the property. A block paved driveway provides parking and leads to the attached garage. To the right of the garage, a paved pathway leads to the rear of the property, which enjoys a

south-westerly aspect, meaning that it can be a real sun trap. There is a lawn, perimeter walling and fencing, gravelled areas, rockery style borders and a paved area adjoining the patio doors within the living room. There is external lighting and an enclosed terrace, which can be accessed from the French doors in the dining room.

Garage

The garage has an up-and-over door, power and lighting. It houses the boiler for the central heating system.

Tenure

The vendor informs us that the property is freehold.

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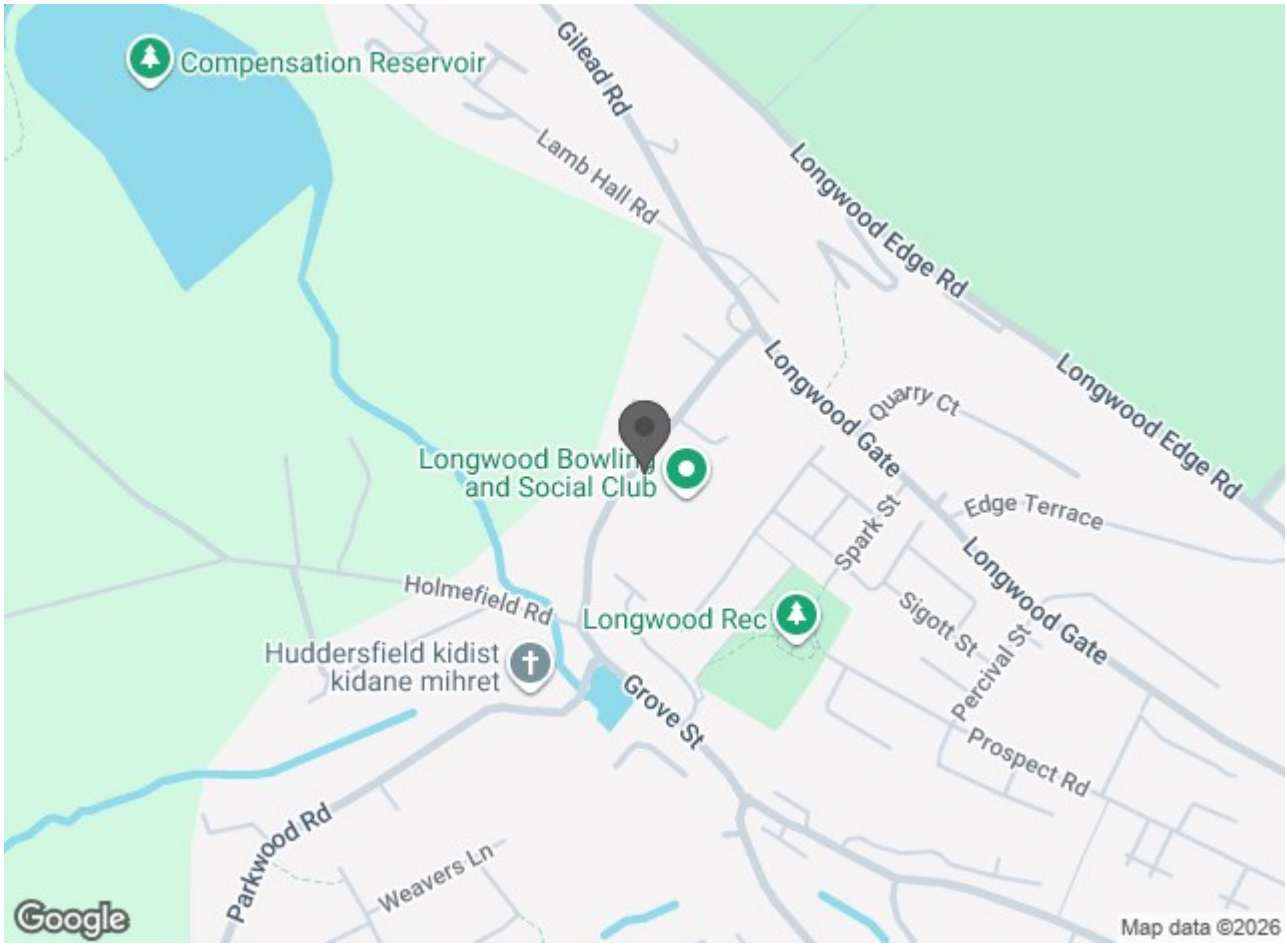
Directions



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