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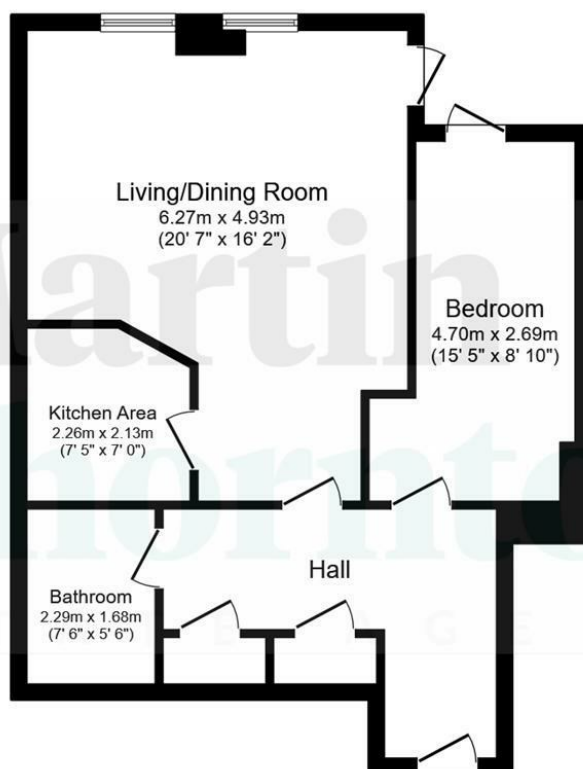
## Stoney Lane, Longwood Huddersfield,

Offers in the region of  
**£115,000**

This very well-appointed and spacious one-bedroom apartment is located to the fourth floor of this converted former mill. It is positioned at the front of the building and the apartment retains original character, with exposed stone and brickwork, complemented by neutral decor and contemporary fixtures and fittings. It is the perfect commuter base, with ease of access to the M62 motorway network. The accommodation comprises a communal entrance with lifts and stairs, apartment hallway, large open-plan living dining kitchen, covered balcony, one double bedroom and a house bathroom. The property has electric heaters and is predominantly double-glazed. Externally, there is an allocated parking space in the undercroft. An internal inspection is an absolute must to appreciate the presentation and overall space the apartment has to offer.

# Stoney Lane, Longwood Huddersfield,

## Floorplan



### Floor Plan

Floor area 57.2 sq.m. (616 sq.ft.)

Total floor area: 57.2 sq.m. (616 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](http://www.Propertybox.io)

# Stoney Lane, Longwood Huddersfield,

## Details



### Communal Entrance

An entrance door with an entry phone system gives access to the communal hallway, with lifts and stairs. The apartment is positioned on the fourth floor.

### Entrance Hall

A heavy duty door opens to the entrance hall, where there is an intercom system, an electric wall-hung radiator, a ceiling light point. There are two useful storage cupboards, one housing the water tank and the other with shelving. From here, access can be gained to the kitchen/living area.

### Kitchen Area

The kitchen area has a range of modern wall and base cupboards, drawers, roll-edge work tops and a composite sink with a hose style tap. Integrated appliances include an oven, microwave, hob and extractor, dishwasher, washing machine and fridge freezer. This area has oak style laminate flooring, a plinth heater, an extractor fan, a ceiling light point and brick style tiled surrounds.

### Living Dining Area

This area is carpeted and has exposed brick to one wall and two timber and glazed windows providing natural light from the front elevation, with electrically operated blinds. There is an electric wall-hung radiator. There is plenty of room for furniture. Two steps give access to a balcony area.

### Balcony Area

This decked area has a timber and double-glazed door and provides a pleasant outlook over the front elevation and beyond. It has a wall light point and plenty of room for a table.

### Bedroom One

This double bedroom has a lovely outlook from the front elevation via timber and double-glazed windows. A double-glazed door leads out onto the balcony seating area. There is an electric wall heater, a ceiling light point and useful fitted wardrobes with hanging rails and shelving.

### Bathroom

Having a white suite comprising a low flush WC, pedestal hand basin with overlying mixer tap. There is a panelled back with overlying taps home to a mains fed shower. There is vinyl style flooring, appropriate tiling to the walls, a recently fitted heated towel rail, a ceiling light point and an extractor fan.

### Tenure

The vendor informs us that the property is leasehold and we await further information.

# Stoney Lane, Longwood Huddersfield,

Directions

