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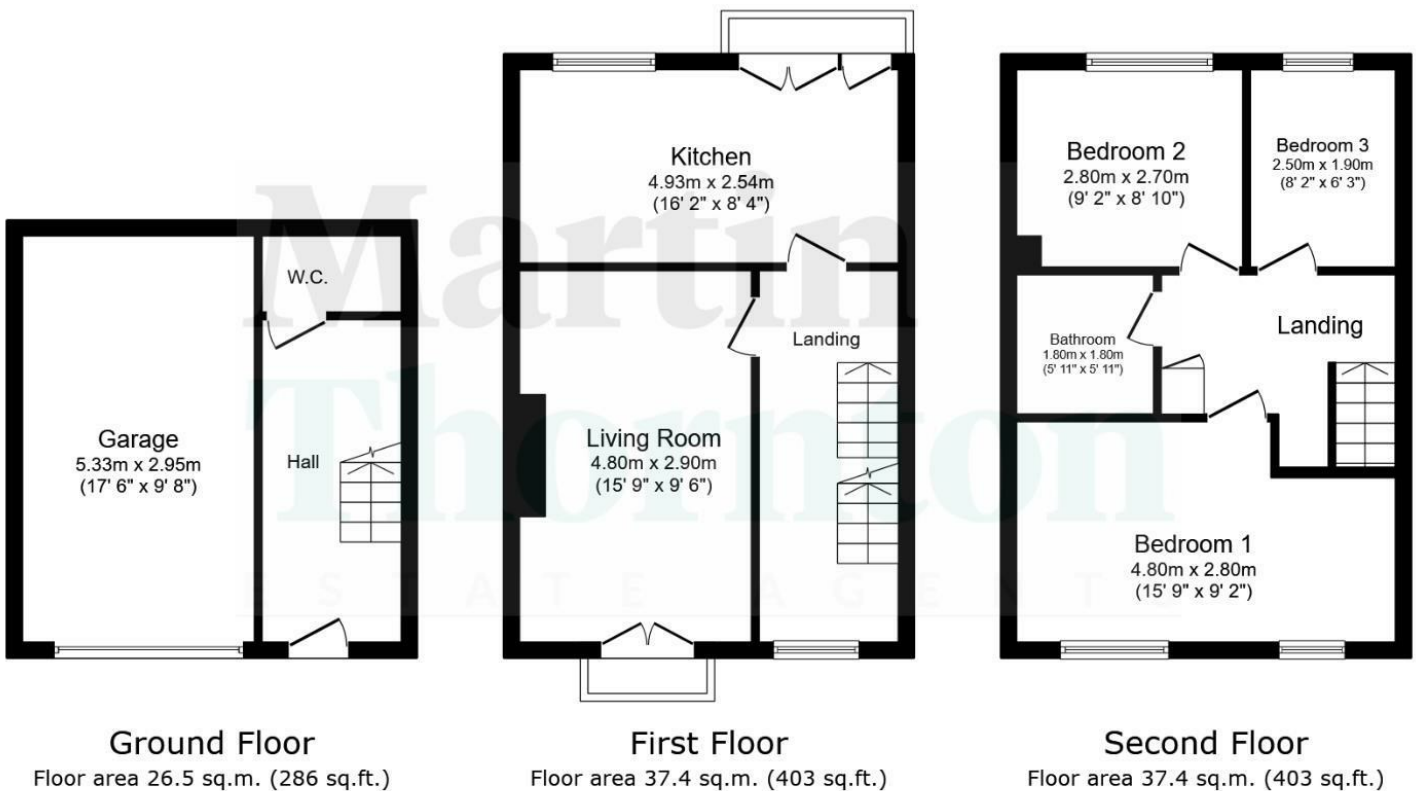
Prospect Road, Longwood Huddersfield, Yorkshire

£1,200 Per month

This spacious three-bedroom family home offers flexible accommodation arranged over three floors. It has a neutral interior, creating a light and welcoming living environment. It is situated in the highly regarded residential area of Longwood and may suit a professional couple seeking convenient access to the M62 motorway network, or a growing family requiring local well regarded schooling. The accommodation comprises an entrance hall and downstairs WC on the ground floor. On the first floor is the kitchen diner, with access to the rear garden, along with a bright and spacious living room. The second floor houses three bedrooms and a family bathroom. Externally, the property benefits from a tarmac driveway leading to an integral garage at the front. At the rear, there is an attractive, enclosed garden, ideal for outdoor entertaining and family enjoyment. The property is predominantly uPVC double-glazed and has a gas-fired central heating system.

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Floorplan



Total floor area: 101.4 sq.m. (1,091 sq.ft.)

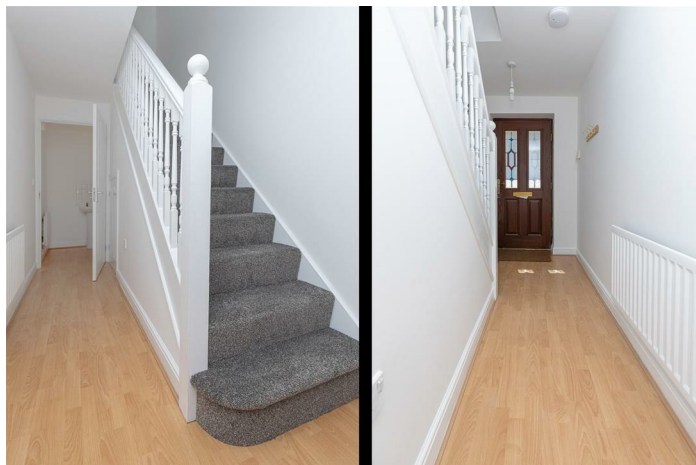
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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Details



Entrance Hall



A timber door with decorative glazed inserts opens to the entrance hall, where there is laminate style flooring, hanging hooks for coat storage and a radiator. There is a useful under stairs storage cupboard and a timber door giving access to a downstairs WC.

Downstairs WC



This room has a continuation of the laminate flooring, a low-level WC and a pedestal hand basin with twin taps and brick style tiled splashback. There is a ceiling light point, an extractor fan and a radiator.

First Floor Landing

From the entrance hall, a balustrade and spindle staircase gives access to the first floor landing, where there is lots of natural light via a uPVC double-glazed window. There is a ceiling light point and a radiator.

Kitchen Diner



The kitchen area has a range of base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink. Integrated appliances include a Smeg four-ring gas hob and oven with overlying filter hood. There is space for a freestanding fridge freezer and space and plumbing for an automatic washing machine. This room is home to the Worcester central heating boiler. It has laminate style flooring throughout, brick style tiled splashbacks, a uPVC double-glazed window overlooking the rear garden and the aforementioned flooring continues to the dining area, which has plenty of room for a bistro style table. It has two ceiling light points, a radiator and a set of uPVC double-glazed patio doors providing access to the rear garden.

Living Room



This reception room has a lovely outlook over the front

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elevation and beyond via uPVC double-glazed French doors with a Juliette style balcony. There is coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a gas fire set to a marble hearth with a timber surround.

Second Floor Landing



From the first floor landing, a staircase leads up to the second floor landing, which has access to loft space, a ceiling light point and a useful storage cupboard.

Bedroom One



This double bedroom is positioned at the front of the property and has a pleasant outlook over the front elevation and beyond via two uPVC double-glazed windows. It has a ceiling light point and a radiator.

Bedroom Two



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

Bedroom Three



This bedroom has a similar outlook to bedroom two via a uPVC double-glazed window. It has a ceiling light point and a radiator.

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House Bathroom



The bathroom has a white suite comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with a curved splash screen and a mains fed shower over. There is vinyl style flooring running throughout, appropriate tiling to the walls, a ceiling light point, an extractor fan, an electric shaver point and a radiator.

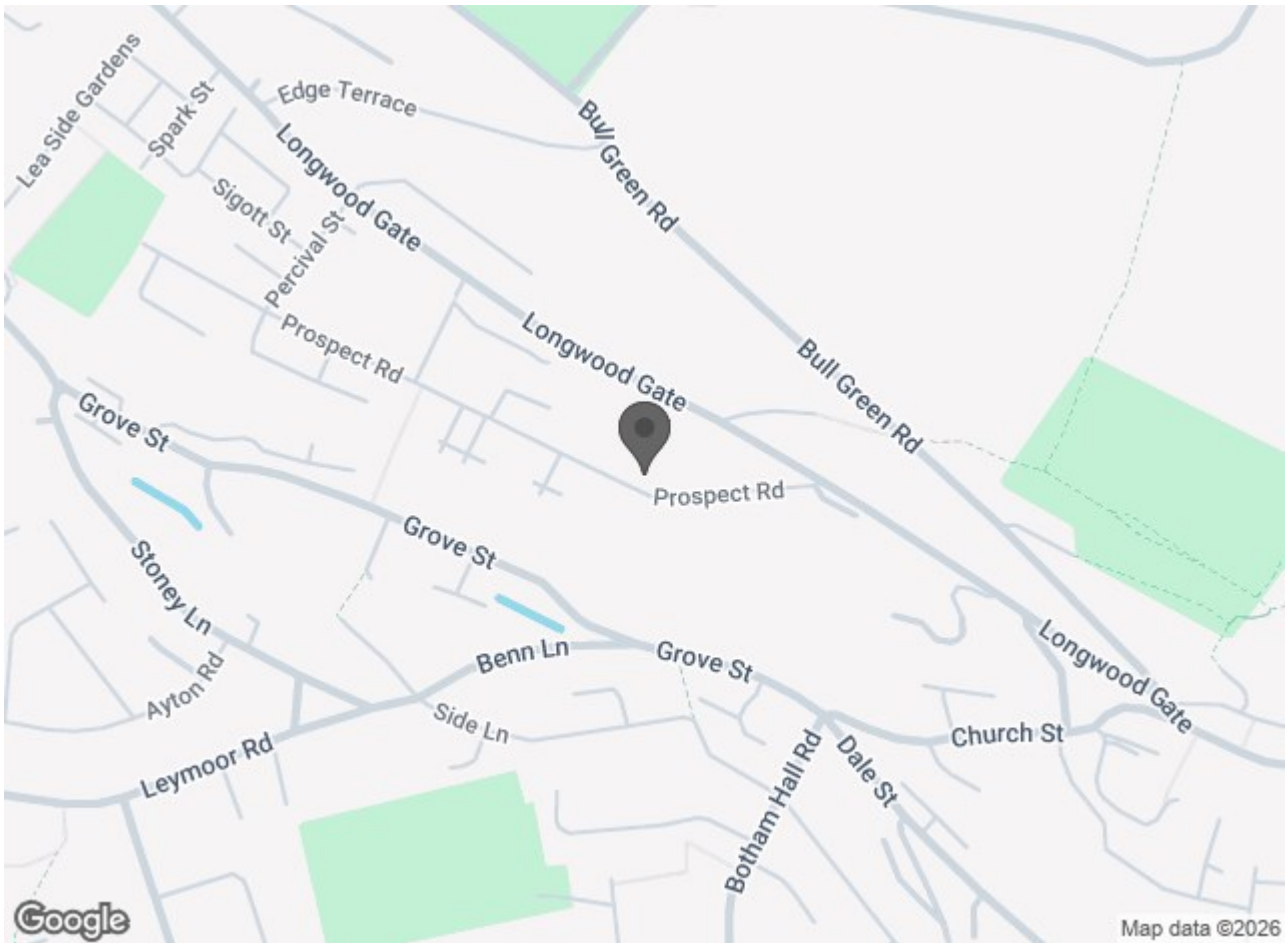
External Details



At the front of the property, there is a tarmac driveway providing off-road parking and leading to an integral garage, with a roller shutter door. At the rear, there is a fenced and lawned garden with a patio seating area, perfect for outdoor entertaining.

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Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.