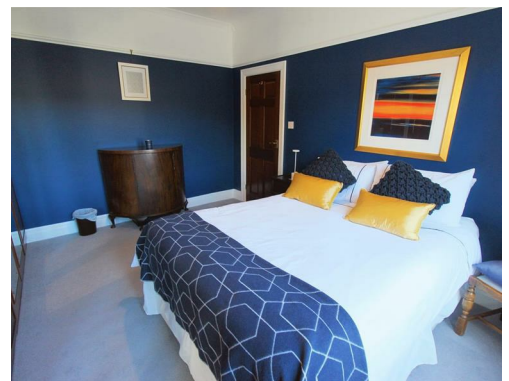


70 Longley Road,
Huddersfield HD5 8JN

OFFERS OVER
£280,000



SITUATED ON THE DESIRABLE "LONGLEY ROAD" IS THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS, SINGLE DETACHED GARAGE WITH WORKSHOP AND BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed timber door into this spacious and welcoming entrance hall which has beautiful laminate flooring underfoot. There is space to store coats and shoes, understairs storage cupboards and additional freestanding furniture could be added. Doors lead through to the lounge, dining kitchen and an external door opens to the driveway. A staircase with a timber balustrade ascends to the first floor landing.



LOUNGE 12'1" x 13'2"

This good size reception room is light and airy courtesy of the large window which gives pleasant views over the front garden. The room has a white timber effect fireplace with marble hearth housing a gas fire, characterful picture rails, high ceilings, space for freestanding furniture, laminate flooring underfoot, double doors open to the dining kitchen and a door leads back through to the entrance hallway.



DINING KITCHEN 20'0" x 14'5" max

This stylish space really is the heart of the home, making it ideal for modern family life. The kitchen area is fitted with a range of black gloss and timber wall and base units, contrasting worktops with tile splashbacks and a composite sink with mixer tap over. Integrated appliances include an electric oven, five ring gas hob with extractor above, pull out fridge and dishwasher. The kitchen has spotlights to the ceiling and tile flooring underfoot. To the dining area there is plenty of room for a family dining table and chairs, an inset decorative fireplace and space for freestanding furniture. The large window gives a view of the beautifully maintained patio and gardens. Laminate flooring flows through the room, double doors open to the lounge and a door leads through to the entrance hallway.





FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing with side facing obscure window allowing natural light to flood the space. Doors lead through to three bedrooms and the house bathroom. A ceiling hatch provides access into the loft space.



BEDROOM ONE 13'6" x 9'3" to wards

A generously sized double bedroom positioned to the front of the property with views of Longley Road and countryside beyond. Benefitting from a bank of fitted wardrobes, space for freestanding furniture and a door leads through to the first floor landing.



BEDROOM TWO 12'5" x 9'9" to fitted wards

A wonderful double bedroom which is neutrally decorated, has ample space for bedroom items and benefits from a bank of sliding wardrobes. A window overlooks the rear garden.



BEDROOM THREE 7'9" x 8'7"

A bright single bedroom located to the front of the property which could alternatively be used as an office and a door leads through to the landing.



BATHROOM 7'4" x 7'8"

This contemporary house bathroom is fitted with a white four piece white suite including a bath, vanity hand wash basin with wall mixer tap over, low level W.C and corner shower with glass screen. A large rear facing obscure glazed window allows natural light to flood into the space, there is attractive wall tiling, complimentary tile flooring underfoot, heated towel radiator, spotlights to the ceiling and a door leads through to the first floor landing.



OUT HOUSE/UTILITY 6'7" x 4'4"

This handy room is accessed from the driveway and has space for a drier, plumbing for a washing machine, houses the boiler and provides extra storage space for household items if desired.

REAR GARDEN

Accessed from the driveway through a wrought iron gate is this good size, enclosed, low maintenance patio garden which really is a sun trap. There is ample space for garden furniture and is ideal for dining outdoors. To the bottom of the garden is a well maintained flower bed with mature shrubs, plants and fruit bushes.

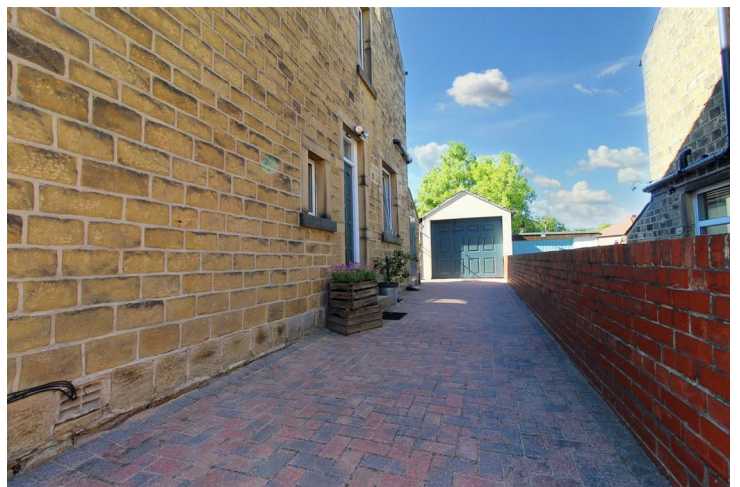




EXTERNAL FRONT, GARAGE, WORKSHOP AND DRIVEWAY

Entered by double wrought iron gates is the block paved driveway which provides parking for multiple vehicles. To the side of the drive is a well maintained lawn surrounded by colourful flower beds, shrubs and bushes.

A single detached garage with power, light and up and over door provides storage or parking for one vehicle. To the rear of the garage and accessed from the garden is a useful workshop with timber cabinetry.





AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

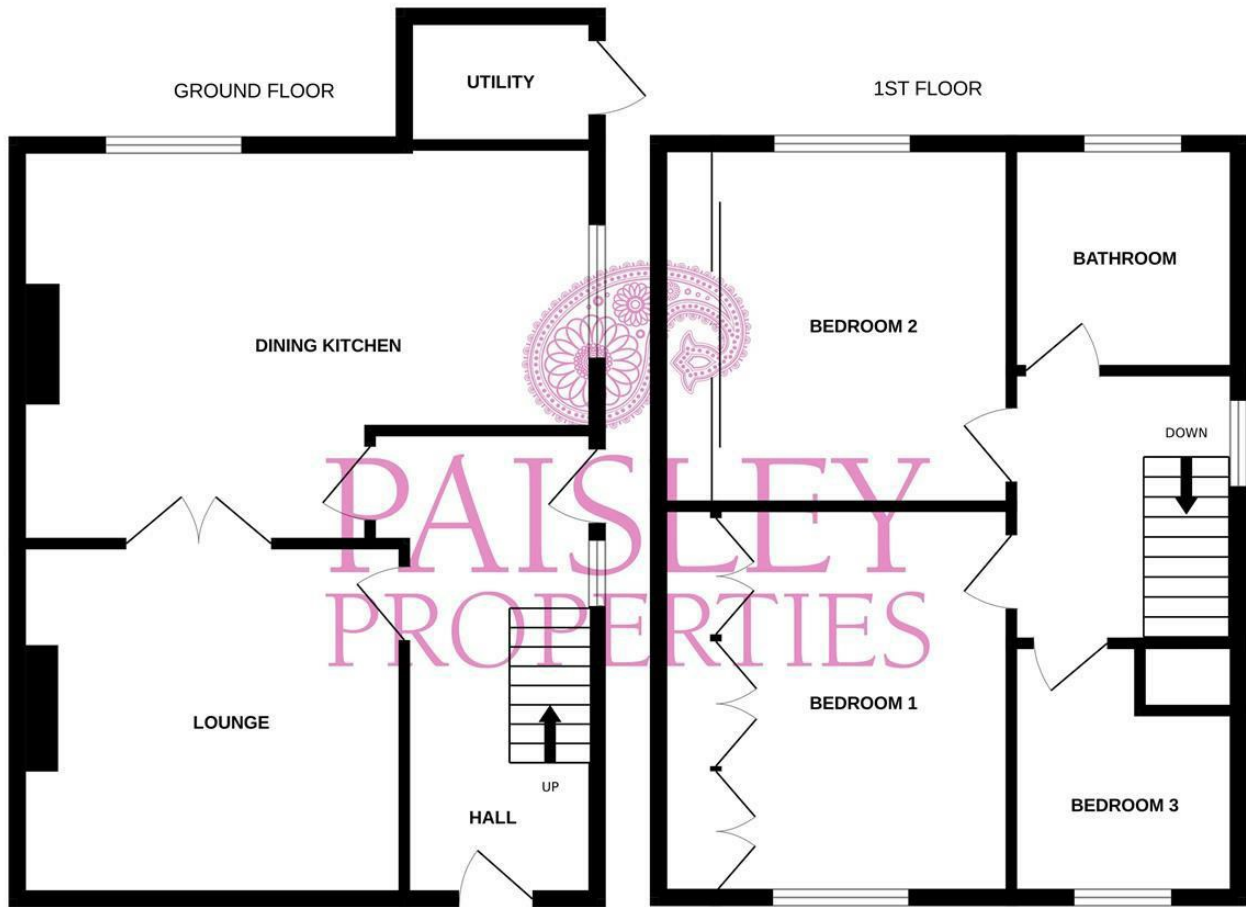
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

MORTGAGES

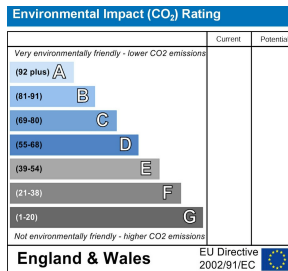
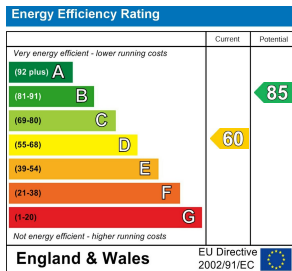
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest

whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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