

55 Longley Road,  
Huddersfield HD5 8JN

OFFERS AROUND  
£295,000



LOCATED ON THE HIGHLY DESIRABLE 'LONGLY ROAD' IS THIS THREE BEDROOM TRUE BUNGALOW SAT ON A GOOD SIZE PLOT WITH DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS, DRIVEWAY FOR MULTIPLE VEHICLES AND GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a part glazed door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With ample room for the removal of shoes and coats, space for freestanding furniture and attractive tile flooring flows underfoot. Doors lead through to the lounge, dining kitchen, three bedrooms and the bathroom.



## LOUNGE 14'8" x 17'3" max

This great size reception room is light and airy courtesy of the large bay window which gives pleasant views over the front garden. The room has an inset feature fireplace with stone slab hearth, characterful picture rails, a lovely stained glass window and alcove storage cupboards with shelving. A door leads through to the hallway.



## DINING KITCHEN 19'5" x 18'3" max

This amazing space really is the heart of the home, making it ideal for modern family life. The kitchen area is fitted with a range of timber wall and base units with contrasting work tops and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven with four ring hob and extractor above, space for an american style fridge freezer and plumbing for a washing machine and dishwasher. There is plenty of room for a family dining table and chairs and a lovely area to sit and enjoy the views over the rear garden or open the patio doors and let the outside in. Tile flooring flows throughout the room. A door leads through to a handy storage room ideal for a tumble drier and extra space for household items. Patio doors lead through to the rear raised decking, a side door opens to the drive and a door leads back through to the hall.



### **BEDROOM ONE 11'9" x 11'9"**

Situated to the front of the property, this generously sized double bedroom has space for freestanding furniture and is bursting with natural light courtesy of the front facing window. The room is neutrally decorated, has a feature fireplace and a door leads through to the hallway.



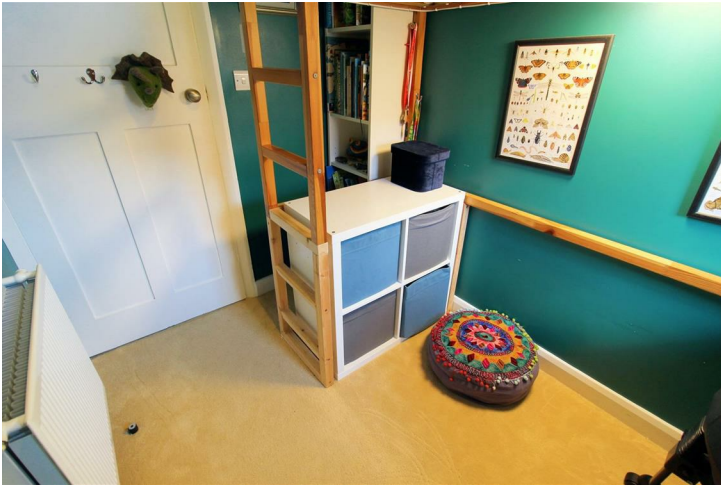
### **BEDROOM TWO 10'10" x 10'0"**

Another good sized double bedroom located to the rear of the property with pleasant garden through it's window. The room benefits from plenty of space for freestanding furniture, a feature fireplace and a door leads through to the hallway.



### **BEDROOM THREE 8'3" x 5'10"**

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



### **BATHROOM 9'5" x 5'5" max**

This modern and newly fitted bathroom is fitted with a three piece white suite, including a bath with shower over, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled with attractive tile flooring underfoot and an obscure glazed rear window. A storage cupboard which houses the boiler, is ideal for storing towels/bed linen and a door leads through to the hallway.



### **REAR GARDEN**

This private garden has a well maintained lawn which wraps around the side and rear of the property with many areas to enjoy such as raised vegetable beds, space for a greenhouse, a pond, treehouse and a raised decking area ideal for outdoor dining and with ample space for garden furniture.





### **OFFICE 8'10" x 5'0"**

Situated behind the garage in the rear garden is this useful office with room for freestanding furniture and a velux window allowing light to flow through the space.



### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property there is a well maintained lawn with colourful bushes, shrubs, trees and a decorative shale garden. A driveway with an electric car charging point provides parking for multiple vehicles and would easily accommodate a camper van.

A single garage with double doors provides room for an extra vehicle, storage and has power and an alarm.



## **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**

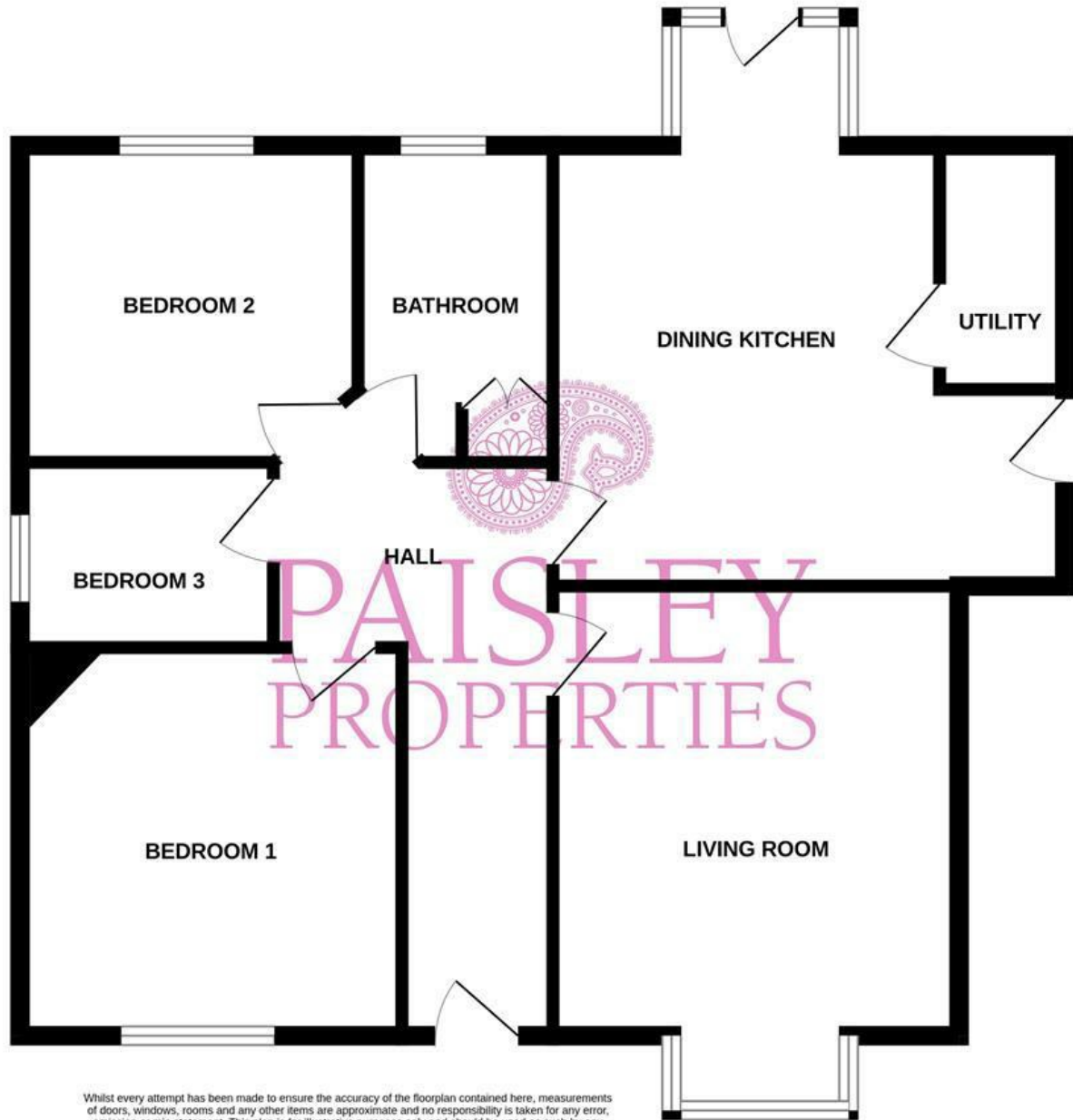
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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

## **MORTGAGES**

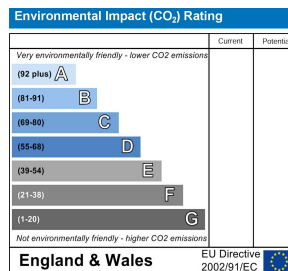
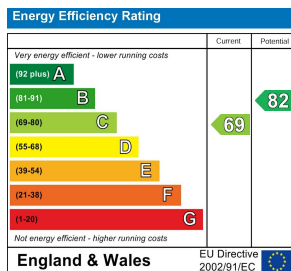
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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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