

51 Longley Road,
Huddersfield HD5 8JN

OFFERS AROUND
£340,000



LOCATED ON THE DESIRABLE "LONGLEY ROAD" AND FULL OF CHARACTER IS THIS EXTREMELY SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME WHICH SITS ON A GOOD SIZE PLOT, HAS A GENEROUS SIZE REAR GARDEN, DOUBLE GARAGE/GYM AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 17'3" x 8'5" max

You enter the property through a timber door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. Timber flooring flows underfoot, a staircase with timber balustrade ascends to the first floor landing, doors lead through to the living room, dining room, ground floor W.C and breakfast kitchen.



LIVING ROOM 17'0" x 13'11" max

This good size reception has ample space for living room furniture. The focal points of the room being a gas fire with stone surround and hearth, timber flooring, high ceilings and picture rails. A large bay window looks out over the front garden and a door leads through to the entrance hallway.



DINING ROOM 13'10" x 12'10" max

Another spacious room with timber flooring underfoot, ample space for a dining table and chairs and again housing a gas fire with stone surround and hearth, high ceilings and picture rails. Sliding doors open to the conservatory and a door leads back through to the entrance hallway.



BREAKFAST KITCHEN 21'11" x 9'5" max

Positioned to the rear of the property is the breakfast kitchen which is fitted with a range of timber wall and base units, contrasting work surfaces with tile splashbacks and a composite sink and drainer with mixer tap. There is space for a range oven with extractor fan over, freestanding fridge freezer and plumbing for a dishwasher and washing machine. To the side of the kitchen is an inset wrought iron fireplace housing a gas fire and space for a dining table and chairs. Tile flooring flows underfoot and a velux window to the ceiling completes the look. A rear facing window gives a view over the garden, doors lead through to the entrance hallway and conservatory. An external door opens to the side of the property.





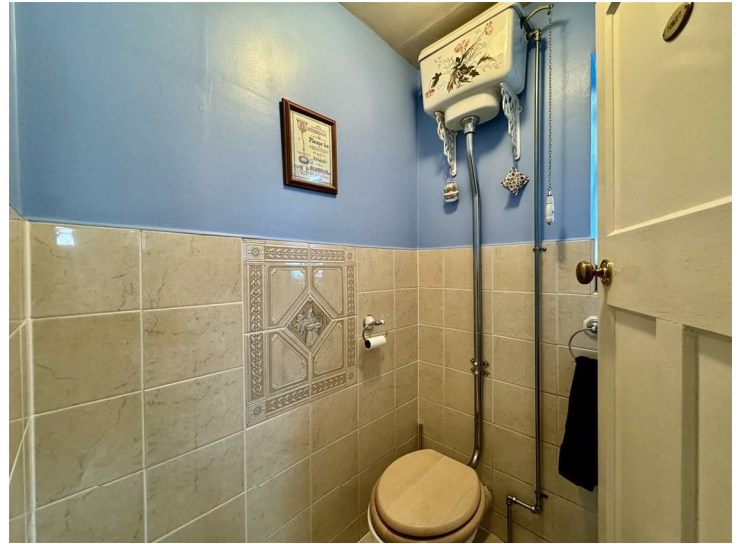
CONSERVATORY 15'4" x 12'2" max

This excellent addition to the property is flooded with natural light and has space for freestanding furniture, timber flooring underfoot and great views of the garden from its windows. Patio doors open onto the rear patio, breakfast kitchen and sliding glazed doors lead back through to the dining room



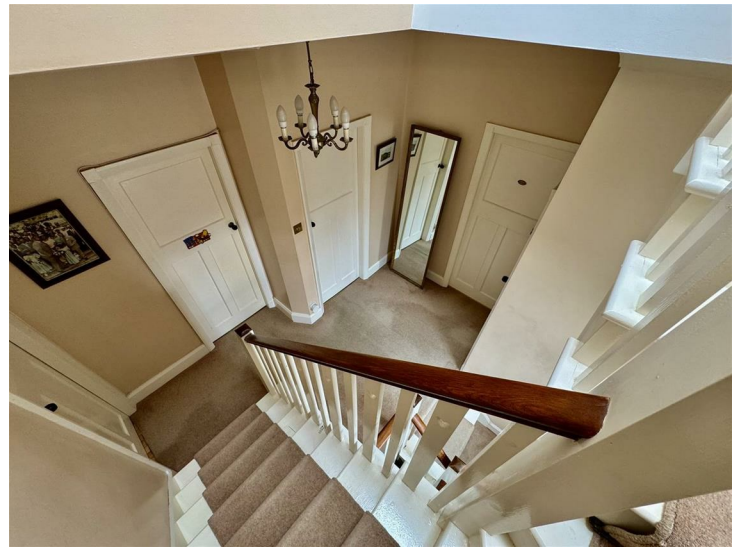
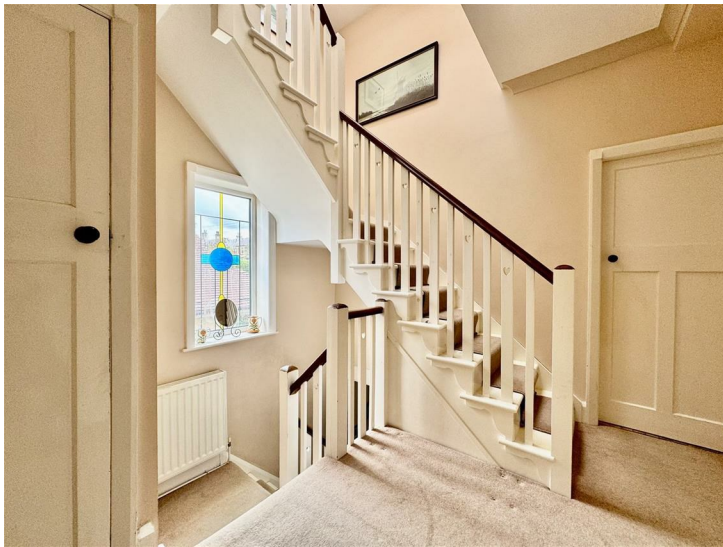
GROUND FLOOR W.C 5'11" x 4'7" max

This useful downstairs cloakroom is fitted with a high cistern WC and an intricate pedestal hand wash basin. There is tile flooring underfoot, a side obscure window and a door leads to the entrance hallway.



FIRST FLOOR LANDING

A staircase with timber balustrade ascends to this light and airy first floor landing with high ceilings and stained glass side facing window. Doors lead through to three double bedrooms, the family bathroom, a separate W.C and a staircase ascends to bedroom one with an en-suite shower room.



BEDROOM ONE 15'10" x 13'10" max

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



BEDROOM TWO 16'6" x 13'1" max

Located to the front of the property with views over the street scene below through the lovely bay window is another good size double with fireplace, ample space for freestanding bedroom furniture and a door leads through to the landing.



BEDROOM THREE 11'6" x 7'11" max

Another double bedroom located to the front of the property with shelving storage, space for freestanding furniture, timber flooring and a door leads through to the landing.



BATHROOM 8'5" x 6'10" max

The family bathroom is fitted with a white four piece suite comprising of a bath, shower with glass screen, pedestal hand wash basin and a bidet. The room is partially tiled with complimentary tile flooring underfoot, has a rear facing window and a door leads through to the landing.



SEPARATE W.C 3'10" x 2'11" max

Located next to the bathroom is the separate W.C which has a side obscure window and tile flooring underfoot.



SECOND FLOOR LANDING

Stairs with a timber balustrade ascend to the second floor landing which has a velux window allowing natural light to flood through and a door opens to bedroom four.

BEDROOM FOUR 16'8" x 12'9" max

This fantastic top floor bedroom is flooded with natural light through its windows. Neutrally decorated and having ample space for freestanding furniture, under eaves storage, a door leads through to the en-suite shower room and stairs with a timber balustrade descends to the first floor landing.



EN SUITE SHOWER ROOM 7'10" x 4'11" max

Partially tiled and fitted with a white suite comprising of a shower with glass screen, low level W.C, hand wash basin sat on a vanity unit. Complimentary tile flooring underfoot and a door leads through to the bedroom.



REAR GARDEN AND DOUBLE GARAGE/GYM

This great sized, enclosed garden can be accessed through from the side of the property through a wrought iron gate, kitchen door, through the conservatory and has a range of spaces to enjoy which includes a raised patio area offering entertaining space for Al fresco dining, barbecues, a large hedge enclosed lawn with ample room for garden furniture and outbuildings if desired.

To the bottom of the garden is a double garage (currently used as a gym) which has up and over doors and power. A double driveway is accessed from Longley community sports club.







EXTERNAL FRONT AND DRIVEWAY

Accessed through wrought iron electric gates is a block paved driveway with parking for two vehicles and a well kept lawn garden with surrounding bushes, shrubs and colourful flower beds.

A pathway leads to the front door and a wrought iron gate gives access to the rear of the property.



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.

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. *

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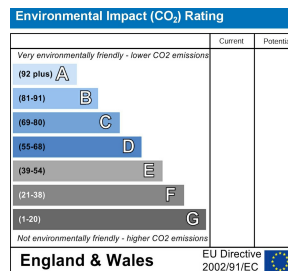
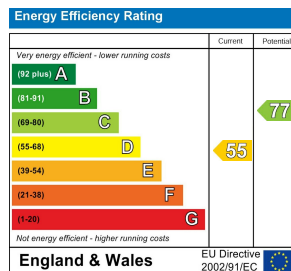
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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



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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