

LEASEHOLD



House - Semi-Detached (EPC Rating:)

**3 BACK THORNHILL ROAD, LONGWOOD,
HUDDERSFIELD, HD3 4UW**
Offers In The Region Of

£159,500

2 Bedroom House - Semi-Detached located in Huddersfield

An interesting three storey semi detached Victorian house with open aspect over the Colne Valley. The property is set back from Thornhill Road, and it has a pleasant garden/patio area to side with old stone steps, stone flagging and sun decking. This property offers individual accommodation with excellent living space and two first floor bedrooms. It has gas fired central heating and upvc double glazing. An internal inspection is recommended to appreciate the Victorian character and pleasant light living space at lower ground and upper ground floor levels. The property is accessible for the local amenities of Longwood and is within 10 minutes travelling distance of the M62 motorway, accessible for surrounding West Yorkshire centres, Leeds and Manchester. The accommodation comprises:-

DINING KITCHEN

15'3" x 16'6

Laminate tiled floor, single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, stone fireplace, mantelpiece, part tiled walls, beamed ceiling, plumbing for automatic washing machine, Capaie 4 ring gas hob, built in Hotpoint electric oven plus recess with understairs store, additional window, obscure glazed window to side

INNER LOBBY

Radiator, ceramic tiled floor, stairs leading up to

UPPER GROUND FLOOR

ENTRANCE PORCH

3'6" x 4'6"

Open view, part upvc double glazed access door into

SPACIOUS LIVING ROOM

16'6" x 15'6"

Ceiling covings, fitted coal effect gas fire (not functional), tiled fireplace, part floral tiled to inset and hearth, painted timber fire surround, recess pine cupboards, windows to front and side ensuring more than adequate natural light, stairs leading up to

FIRST FLOOR

LANDING

Window to rear, trapdoor access to roof void, fitted wardrobes, oak spindled balustrading

BATHROOM

6'7 x 6'2

White modern suite with low flush wc, pedestal washbasin, paneled bath, Mira instant electric shower fitting above bath, curved glass screen door, radiator, fully tiled walls, ceramic tiled floor, obscure glazed window to front, composite timber paneled ceiling.

BEDROOM 1

9'6 x 9'6

Radiator, chimney breast, window and pleasant view to side

BEDROOM 2

12'6 x 6'1

Radiator, and including fitted cupboards housing Worcester gas central heating boiler, window to side with pleasant view

OUTSIDE

Stone paved pathway, timber gate, stone flagged patio, enclosed garden area with sun decking, part raised loose slated and pebbled beds, stairs to upper level, external water supply, open views across the Colne Valley

TENURE

Long leasehold for unexpired term of 999 year lease at a nominal ground rent (solicitor to confirm).

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

B. Information obtained from Directgov website.

ENERGY BAND

E. (Report dated 19 August 2014). Expired 19 August 2024. In the process of being renewed.

DIRECTIONS

From Huddersfield proceed along the A640 New Hey Road for approximately 1 mile to the centre of Marsh. At the centre of Marsh turn left just before the Co-op supermarket and descend Reed Street, merging into Luck Lane. Carry on for approximately ¾ mile, descending to the roundabout at Paddock. Turn right at the roundabout and carry on along the Longwood Road. Follow Longwood Road which merges into Vicarage Road and then Thornhill Road. At the centre of Longwood near the post office on the left take a sharp turning back. Take care ascending the narrow Back Thornhill Road, and the property will be seen on the right hand side.



SOLICITORS

To be confirmed

EXTRAS

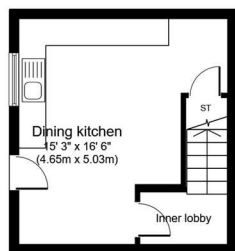
Carpets, curtains and light fittings included as seen.

NB

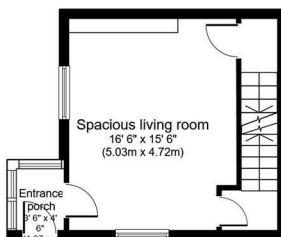
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



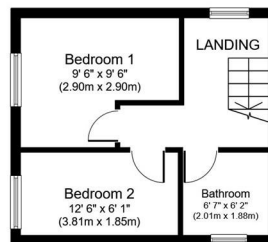
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LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR



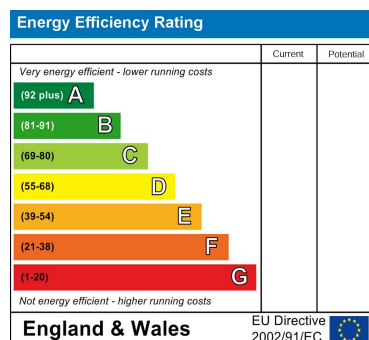
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

B

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

