



Prospect Road, Longwood, Huddersfield, HD3 4UY

welcome to

Prospect Road, Longwood, Huddersfield

This superbly appointed extended three bedroom end town house with a rear extension has been renovated to a high standard. With a contemporary open plan kitchen, diner and lounge, utility room, stylish cloakroom, contemporary master ensuite, dressing room. Attractive enclosed garden.



Summary

This superb three storey town house has been beautifully extended to the rear to offer the complete modern package. The ground floor features seamless herringbone laminate flooring and elegant wall paneling throughout. At its heart is a contemporary, open-plan kitchen, dining, and living area. The sophisticated Wren Shaker kitchen, finished in cashmere, is complimented by premium finishes, including 30mm Calacatta quartz worktops, a large Belfast sink with a butler & Rose tap, and stylish copper door handles to all units. This space flows effortlessly into the rear extension, where six skylights flood the room with natural light. From here, a bank of double-glazed sliding doors opens out into the garden, creating a bright, indoor-outdoor feel. A practical utility room and stylish cloakroom complete the ground floor layout. On the first floor, you will find two spacious double bedrooms, both offering plentiful wardrobe storage. Serving these bedrooms is a recently renovated house bathroom, finished to an exceptionally high specification. It features striking green fluted tiles and forest green walls, perfectly contrasted by standout brushed brass fixtures on the shower, bath and sink. The second floor is dedicated to a generous master suite, complete with its own dressing room and a luxury en-suite bathroom. This private bedroom is fitted with acoustic wall panels and 2 ceiling hung downlights, either side of the bed, providing excellent mood lighting. The en-suite is a premium Hudson Reed walk-in shower, wash hand basin and a storage unit with traditional-style taps and toilet; finished off with a freestanding ladder radiator all elegantly in brushed brass. Outside the attractive enclosed rear garden is designed for low maintenance, combining decking with artificial grass. It benefits from an existing side shed and a newly installed shed with power in the bottom corner. The property includes three off-road parking spaces: a front driveway enclosed by mature bushes, and two tandem spaces to the rear.

Accommodation Open Porch



view this property online williamhbrown.co.uk/Property/HDF119260



There is an outdoor storage cupboard located next to the front door, the main door to the property has an open porch with automatic inset down lights.

Entrance Hallway

Enter through the main door into spacious hallway featuring attractive herringbone floor covering and elegant, dado height paneled walls. From here, a carpeted staircase leads to first floor landing, while the hallway also provides direct access to a cloakroom and the main open-plan living area.

Cloakroom

Stylish cloakroom with automatic lighting, modern wall hung wash hand basin and low flush WC. Attractive paneled walls to dado height with contrasting wall paper.

Open Plan Living Accommodation

35' 7" x 12' (10.85m x 3.66m)
This open-plan kitchen, dining, and living area truly offers the "WOW" factor. Seamlessly flowing from the hallway, an attractive herringbone floor spans the space, which is further enhanced by decorative dado-height paneled walls, modern vertical column radiators, and inset ceiling downlights. The sophisticated Wren shaker kitchen finished in cashmere boasts a generous range of wall and base units, an integrated fridge freezer, microwave and an integral oven. Beautiful quartz work surfaces frame a Belfast-style sink equipped with a Butler and Rose mixer tap. At the heart of the kitchen is a central island with breakfast bar seating, perfect for family gatherings and entertaining. This island features an induction hob with a stylish black extractor, alongside a built-in wine fridge and additional base units. There is ample space to accommodate a formal dining table, which leads into the bright living section. This area is bathed in natural light from 6 apex skylights and a bank of sliding doors that open onto the rear garden. A multi-fuel AGA burning stove with a stone hearth and exposed flue creates the perfect focal point for cosy winter evenings.

Utility

A contemporary black sliding track door with timber finish leads into the highly useful utility room. This practical space boasts a good range of wall and base units, incorporating an integral dishwasher, plumbing for a washing machine and dedicated space for a tumble dryer. It also houses the boiler, features a clean laminate-style floor covering and benefits from a double glazed window which overlooks the main driveway.

Landing

Carpeted staircase leading to first floor landing.

Bedroom Two

13' 6" x 9' 6" (4.11m x 2.90m)
The double carpeted bedroom room, with 2 double wardrobes is located to the rear of the property with double glazed windows looking onto the rear garden, and with views of Golcar and Scapegoat Hill.

Bedroom Three

13' 6" x 9' 3" into recess (4.11m x 2.82m into recess)
This spacious, carpeted double bedroom is currently utilised by the owners as a comfortable home office. The room features practical built-in shelving and cupboards, and benefits from a double glazed window to front. This room also incorporates fitted wardrobes enabling the room to be converted back to a 3rd bedroom.

House Bathroom

This stylish three-piece suite features a bath equipped with contrasting brass-coloured rainfall shower head and an additional handheld attachment. The space includes a modern fluted vanity unit with ample storage and a surface-mounted sink featuring a brass mixer tap, alongside a low-flush WC. The room is completed by a brass-coloured heated ladder towel rail, attractive wall and floor tiling, and elegant decorative paneled walls.

Second Floor

Carpeted staircase leading to second floor.

Master Bedroom

welcome to

Prospect Road, Longwood Huddersfield

- Three story town house with rear extension
- Three double bedrooms
- Completed to a high specification
- Contemporary open plan kitchen, dining and lounge
- Utility room, cloakroom, master ensuite and dressing room

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119260



Property Ref:
HDF119260 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk