



18 Botham Hall Road, Longwood

A great opportunity for a first-time buyer to get onto the property ladder, or perhaps as an investment property for someone growing their portfolio of rental homes. This 2-bedroom house is one in a block of four, each being a corner property, and No.18 has the benefit of being front facing so comes with off road parking and garden area immediately in front. It has gas fired central heating, double glazing, and far-reaching views to the front. It is worth noting that this property is also for sale with the benefit of no onward chain. A good range of amenities, shops, restaurants, and bus service can be found locally within walking distance, and there is good access by car up to the M62 at Junctions 23 & 24.

Holmfirth

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Accommodation:

GROUND FLOOR

A storm porch gives cover over the front entrance door which opens into:-



Hall

With natural light provided by an arched window to the side, and a frosted glass panel at the side of the entrance door. There are wall mounted coat hooks, a legged staircase rising to the first floor, under stairs cupboard housing the central heating boiler and more coat hooks, and the hall is then finished with wood effect flooring. It is open at the far end to the kitchen.



Kitchen

8'0" x 5'10"

Fitted with wall and base units having work surfaces above incorporating a stainless steel sink with mixer tap. There is a 4-ring gas hob, electric oven, tiled splashbacks, window to the side, and space for under counter appliances.



Living Room

16'1" x 11'5" (9'4" min)

A good-sized room spacious enough to be utilised as a dining space at the back and lounge area at the front. It has wood effect flooring, and a large window to the front.

FIRST FLOOR

Landing

With loft access.



Bedroom 1 **16'2" x 9'2"**

As the floor plan suggests, this is a spacious double bedroom with window to the front offering far reaching views.



Bedroom 2 **8'2" x 6'2"**

This bedroom has a bed deck built over the bulk head in readiness for a single mattress. Once again, there are far reaching views to the front.



Bathroom **8'0" x 4'9"**

Fitted with a white suite comprising a panelled bath with mixer tap and shower hose over, pedestal wash basin, and a low flush w.c. There are part tiled walls, frosted window to the side, and an extractor fan.



OUTSIDE

To the front of the house you will find a driveway providing off-road parking, paving leading up to the front door, and a lawned garden area.

Viewing

By appointment with Wm. Sykes & Son.

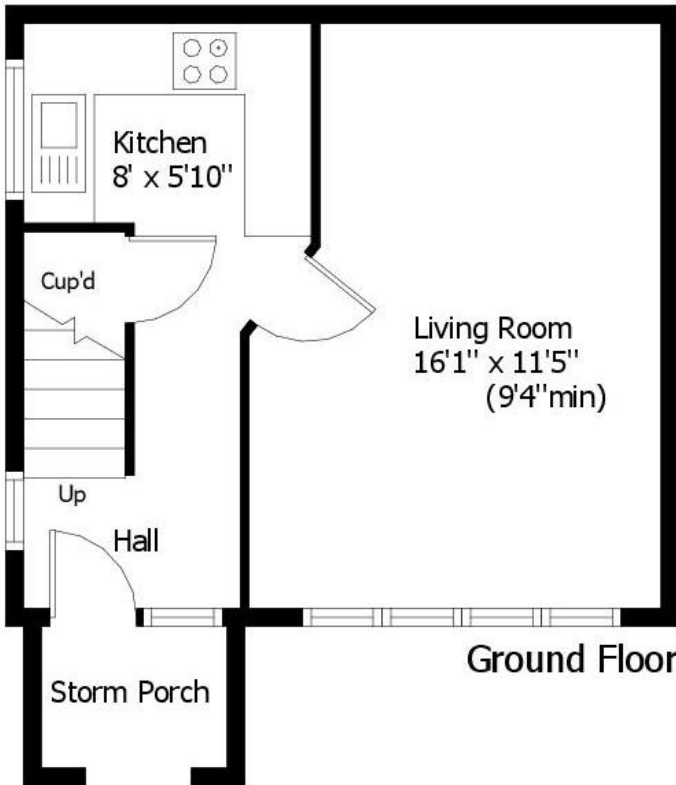
Location

From Market Street in the centre of Milnsbridge, proceed up Scar Lane passing Aldi on the left and follow the road up and just after the righthand bend which takes you over the railway line, turn immediately right onto Botham Hall Road and the property will be found after a short distance on the left.

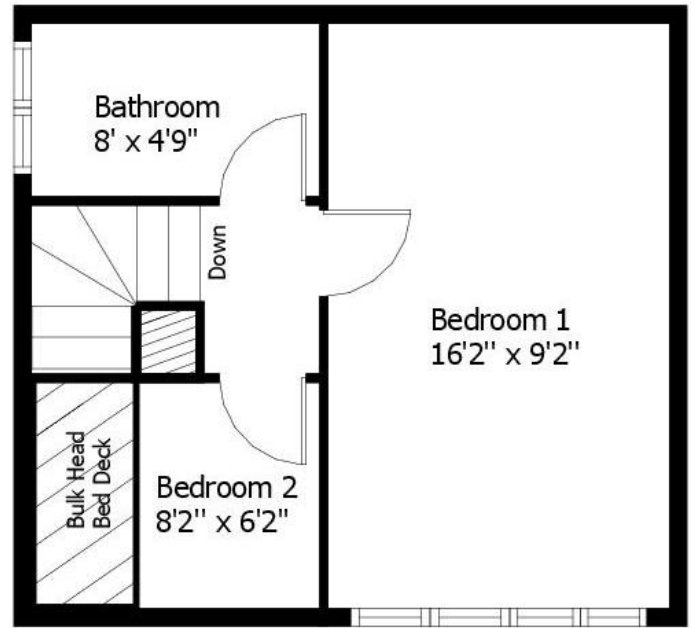
Additional Information

- Council Tax – Band A (£1,397.04 2023/24)
- Tenure – Freehold
- Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including Ultrafast, are available in this area and mobile coverage at the property is offered by several providers.
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity – mains
 - Heating – courtesy of a gas central heating system with the combi boiler located in the cupboard under the stairs.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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