



26 Longlands Bank, Thongsbridge

Enjoying a pleasant position within easy reach of Holmfirth High School and other local amenities, this detached property would be ideal for a young family. It has been tastefully extended to the rear and has additional plans approved to extend to the side. The accommodation currently comprises: entrance hall, cloaks / wc, kitchen, split level dining and living room, lounge, rear entrance, garage, landing, 4 bedrooms and bathroom. It has the benefit of uPVC double glazing, gas central heating and whilst being generally well presented, we expect that the next owner may look to update the kitchen. Externally, there is a garden area to the front and driveway leading down to garage. There is a further pleasant enclosed garden to the rear.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR



Entrance Hall

With uPVC door to the front, laminated flooring, central heating radiator and pantry storage cupboard.

Downstairs WC

With low flush wc, pedestal washbasin, laminated flooring, obscure glazed window to the front, central heating radiator.



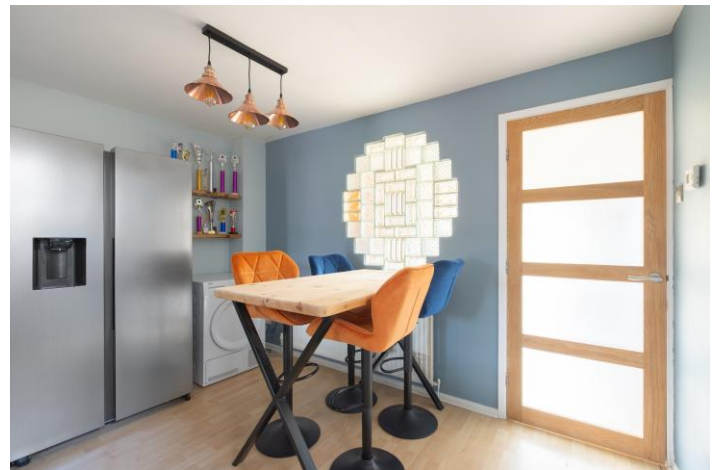
Kitchen



Kitchen

10'11" x 7'11" overall

Fitted with a range of shaker style base units and wall cupboards with laminated worksurfaces, stainless steel sink unit, integrated oven, 4 ring gas hob with extractor, window to the front, recessed cupboard underneath the stairs, inset spotlights to the ceiling and central heating radiator.



Dining Area

11'7" x 8'

With laminated flooring and central heating radiator. This useful space is open plan to the living room area below with balustrading dividing the 2 spaces and steps down.



Living Area

20'3" x 8'8"

A large and flexible living space with arched window to the side, 2 central heating radiators and double doors into the Lounge.



Lounge 17'4" x 9'6"

A good-sized lounge which forms the single storey extension at the rear of the property. It features a high angled ceiling with velux rooflights and inset spotlights, full height window and glazed double doors to the rear garden either side of the recessed fireplace, with its log burning stove, wood flooring and tall contemporary radiator.

Rear Entrance Porch 5'1" x 5'2"

With doors to the rear garden and attached garage.

Garage 16'8" x 8'7"

A single garage attached to the side of the house with up and over door to the front.

FIRST FLOOR

Landing

With window above the staircase from the ground floor, built in cupboard and loft access.



Bedroom 1 12'11" x 9'1"

With windows overlooking the rear garden and beyond, central heating radiator.



Bedroom 2 9' x 6'10"

With windows to the rear and central heating radiator.



Bedroom 3 **9'10" x 8'2"**
With windows to the front and central heating radiator.



Bathroom **8'4" x 6'11" overall**
With low flush wc, pedestal washbasin, bath with shower over, obscure glazed window to the side, central heating radiator.



Bedroom 4 **9'10" x 5'8" min**
With windows to the front and central heating radiator.

OUTSIDE



To the front of the house there is a lawned garden with borders and path leading to the front entrance door. A tarmac driveway leads down to the attached garage.



Rear Garden

To the rear of the house is a further enclosed garden with lawn, planted borders and paved seating areas.

Additional Information

The property is Freehold; Energy rating 71 (Band C); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and variable in-home with a range of suppliers.

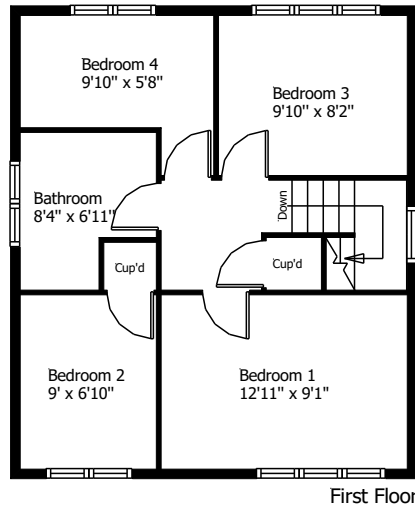
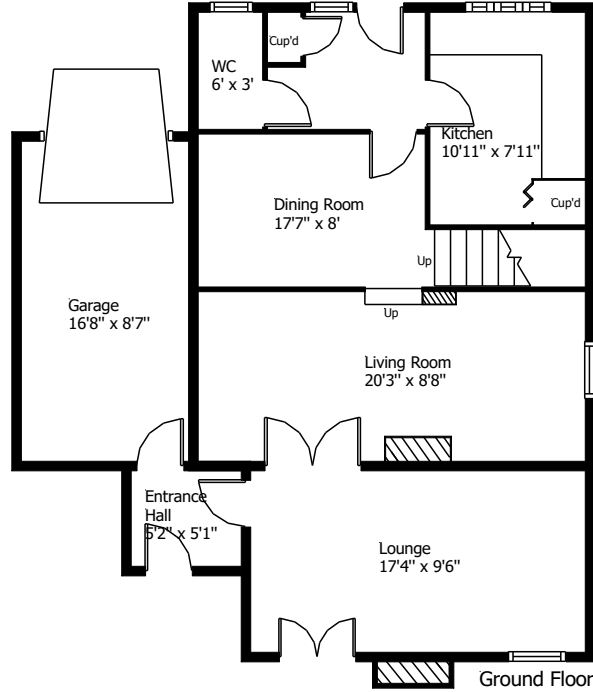
Viewing

By appointment with Wm Sykes & Son.

Location

Take the Huddersfield Road out of Holmfirth, after approx 1 mile turn down Miry Lane. Continue up Miry Lane and turn right onto Longlands Bank, the property can be located on the left hand side.

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