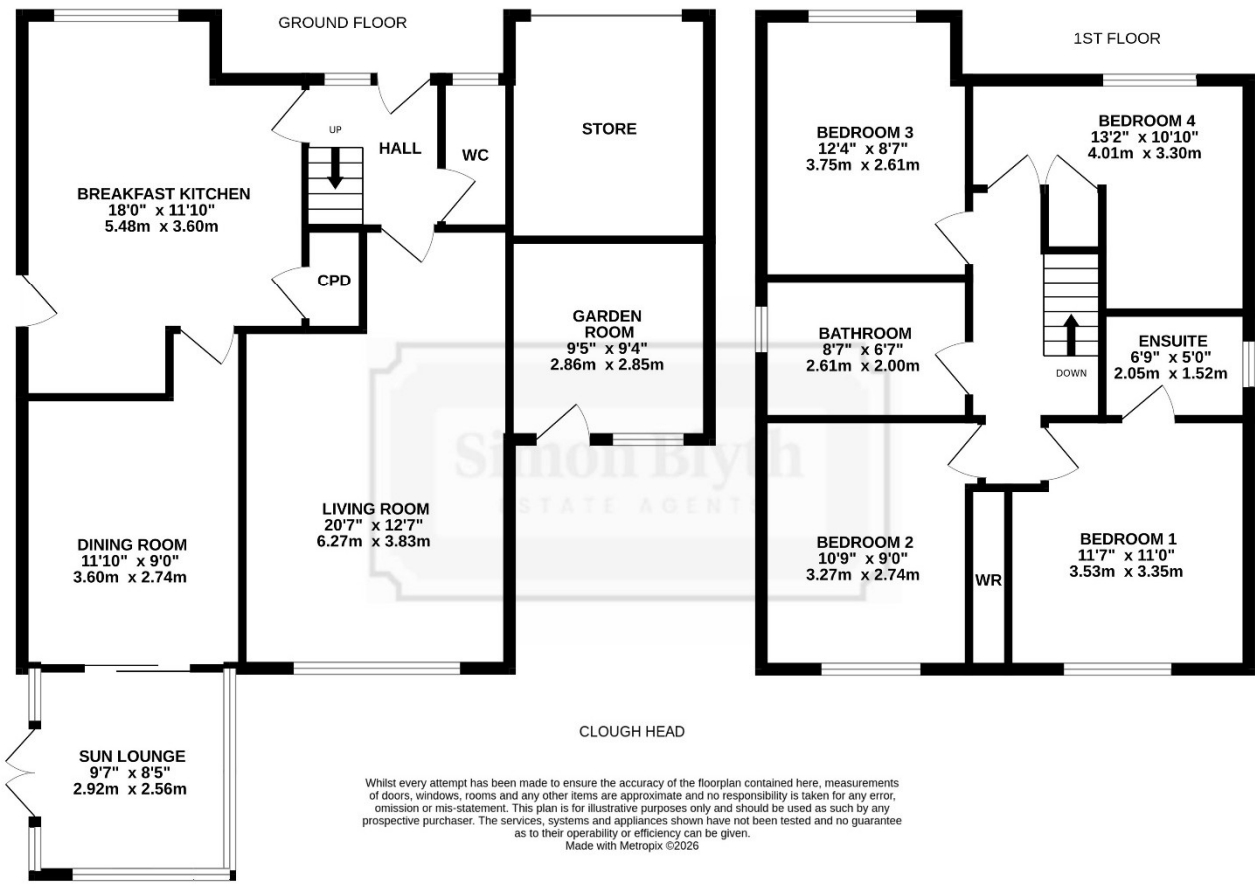




**53 Clough Head, Longwood, Huddersfield, HD3 4RX**

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## PROPERTY DESCRIPTION

An attractively presented and tastefully appointed four bedroomed stone-built link detached house situated on a small cul-de-sac with a south westerly rear garden and views beyond.

This well cared for family home provides well planned accommodation served by a gas central heating system, pvcu double glazing, security alarm and CCTV. Briefly comprising entrance hall, downstairs w.c, living room, breakfast/ kitchen with granite worktops and integrated appliances, dining room and sunlounge. To the first floor a landing leads to four double bedrooms and master en-suite and family bathroom. Externally there is off-road parking and the garage has been split into a useful store with electric roller door and garden room overlooking the rear garden. The property is well placed for access to local shops, schools and the M62.

**Offers Around £435,000**



## GROUND FLOOR

### ENTRANCE HALL

With a composite panelled and frosted double glazed door with adjacent frosted pvcu double glazed window all of which provide this area with natural light. There is a ceiling light point, ceiling coving and tiled floor which continues through into the breakfast kitchen and downstairs w.c. There is a central heating radiator and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms: -

### DOWNSTAIRS W.C.

*Measurements – 7'2"x 3'0"*

With frosted pvcu double glazed window, ceiling light point, central heating radiator, tiled floor and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and tiled splashbacks together with a low flush w.c with concealed system.



## LIVING ROOM

Measurements – 20'7 x 12'7"

As the dimensions indicate this is a generously proportioned reception room which has a pvcu double glazed window looking out over the rear garden and enjoying some lovely views over the Colne Valley. There are two ceiling light points, ceiling coving, two central heating radiators, oak effect laminate flooring fitted towards the end of 2025 and as the main focal point of the room there is a feature fireplace with oak mantle, surround, marble inset and home to a gas fire which rests on a marble hearth.



## BREAKFAST KITCHEN

*Measurements – 18'0" x 11'10"*

This has a pvcu double glazed window with views up to Longwood Edge, there is a composite panelled frosted double-glazed door with adjacent pvcu double glazed window to the side and all of this provides the kitchen with plenty of natural light. There is a ceiling light point, central heating radiator, tiled floor with electric underfloor heating and fitted with a range of ivory gloss base and wall cupboards, these are complimented by brushed stainless steel handles contrasting overlying granite worktops with matching granite splashbacks. There is an inset Franke one and a half bowl sink with chrome mixer tap, Neff four ring stainless steel gas hob with a matching stainless steel and curved glass extractor hood over, a Neff integrated stainless steel electric fan assisted oven with matching combi oven above, integrated Bosch dishwasher, integrated Bosch washing machine, integrated fridge and freezer. There is a cupboard housing a Maine gas fired combination central heating boiler fitted in 2024. There is concealed lighting beneath the wall cupboards, low level lighting and an island unit which has a cupboard, drawer, pan drawers and overlying granite worktop which extends to form a breakfast bar. To one side there is a door giving access to useful storage cupboard beneath the stairs and further door opening to the dining room







## DINING ROOM

*Measurements – 11'10"x 9'0"*

This has a ceiling light point, ceiling coving, oak effect laminate flooring and central heating radiator. From here access can be gained to the sun lounge.





## SUN LOUNGE

Measurements – 9'7" x 8'5"

With pvcu double glazed windows and French doors which are virtually floor to ceiling in height and take advantage of a lovely aspect across the rear garden and Colne Valley. This has a south westerly aspect and as such enjoys sunshine for most of the day. There are inset LED downlighters and oak effect laminate flooring.



## FIRST FLOOR LANDING

With loft access with centrally bordered loft with light, ceiling light point and ceiling coving. From the landing access can be gained to the following rooms: -

### BEDROOM ONE

*Measurements- 11'7"x  
11'0" measured to  
wardrobes*

A double room which is situated to the rear of the property with pvcu double glazed windows enjoying some lovely views over the Colne Valley. There is a ceiling light point, central heating radiator, oak effect laminate flooring, to one wall there are a bank of fitted floor to ceiling part mirror fronted sliding door wardrobes and opposite these there are two floor to ceiling wardrobes divided by high level storage cupboards. There is a central heating radiator, ceiling light point and oak effect laminate flooring to one side a door gives access to an en-suite shower room.



## EN-SUITE SHOWER ROOM

Measurements – 6'9" x 5'0"

With pvcu double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin chrome monobloc tap, low flush wc with concealed system and shower cubicle with easy clean panelled walls and fitted with a Mira Sprint electric shower fitting.



## BEDROOM TWO

Measurements- 10'9" x 9'0"

This is situated adjacent to bedroom number one and enjoys a similar aspect through pvcu double glazed windows. There is a ceiling light point, central heating radiator and oak effect laminate flooring.





### BEDROOM THREE

*Measurements- 12'4"x 8'7"*

A double room situated to the front of the property with views across to Longwood Edge, there are pvcu double glazed windows, ceiling light point, central heating radiator and oak effect laminate flooring.



## BEDROOM FOUR

Measurements- 13'2" maximum x 10'10"

A double room situated adjacent to bedroom number three and enjoying a similar aspect through pvcu double glazed window. There is a ceiling light point, central heating radiator, oak effect laminate flooring and useful storage cupboard over the bulkhead.



## BATHROOM

*Measurements – 8'7" x 6'7"*

With a frosted pvcu double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with chrome mixer tap, pedestal wash basin with chrome monobloc tap, low flush w.c and a shower cubicle with bifold door, chrome shower fitting incorporating fixed shower rose and separate hand spray with an inset ceiling downlighter and easy clean panelled walls.





## OUTSIDE

### PARKING

To the front of the property there is a tarmac driveway and opposite there is a further parking available in front of the drystone wall which has a rockery beyond.



### GARDENS

To the front of the property there is a flagged area immediately in front of the front door together with an outside cold-water tap. To the left-hand side of this area is a useful storeroom.

## STOREROOM AND GARDENS

Measurements- 10'6" x 9'4"

This was originally the garage which has been split to create a garden room at the rear. There is an electric roller door, power and light. To the right-hand side of the property there is a timber hand gate which opens onto a flagged pathway with a gravel border. From here there is a door giving access to the breakfast kitchen and flagged pathway leading around to the rear garden. The rear garden enjoys a south westerly aspect with some lovely views over the Colne Valley. There is a tall timber fence around the border providing privacy and security, lawned garden and extensive two tier flagged patio which is divided by a brushed stainless steel and glass panelled balustrade with three steps leading to the lower tier. From here there are three steps rising to an external accessed garden room which originally formed part of the garage.









## GARDEN ROOM

Measurements- 9'6"x 9'2"

Has a pvcu double glazed window, frosted pvcu double glazed door. There are inset LED downlighters and laminate flooring.





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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system with boiler replaced late 2024.

Double glazing- The property has pvcu double glazing fitted in 2025.

Security- The property has an alarm system together with CCTV cameras to front side and rear.

Property tenure – Freehold

Local authority – Kirklees

Council tax band – D

Directions- Using satellite navigation enter the postcode HD3 4RX. Do not rely on satellite navigation, alternatively use google maps entering the postcode HD3 4RX. Alternatively use the following directions. The entrance to Clough Head is situated is situated shortly after Vicarage Road merges into Thornhill Road and is between a row of single-story cottages and a large double fronted detached house.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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### MAIN CONTACTS

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