



444 Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5NS

£375,000

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This stone built, 4 bedroom detached property is situated on this substantial plot in this popular residential location. Beautifully presented throughout, the property boasts 2 reception rooms, breakfast kitchen, utility area, shower room to the ground floor, 4 bedrooms to the first floor and a bathroom. Set into mature landscaped gardens, which provide a good degree of privacy, the property is offered for sale with vacant possession upon legal completion and would make an ideal home for those with a young and growing family.

Energy Rating: E



GROUND FLOOR:

Enter the property through a timber and glazed external door with feature circular leaded and stained glass window.

Entrance Hall

With a delph rack, dado rail decor, a central heating radiator and a further feature leaded and stained glass window. A timber and glazed external door leads through to the living room.

Lounge

13'0" x 15'0" (3.96m x 4.57m)

A most spacious reception room which has leaded and stained glass windows to the front. There is an open fireplace with Adams style fire surround and mantel and marble backdrop and hearth. This room is also fitted with a central heating radiator, 3 wall light points and an archway which leads through to the dining room.

Dining Room

12'10" x 11'2" (3.91m x 3.40m)

A most spacious dining room which has a magnificent bay window to the front with leaded and stained glass panels, feature arched recesses with cupboards beneath, a central heating radiator, ceiling coving and wall light point.

Breakfast Kitchen

16'4" x 7'7" (4.98m x 2.31m)

With a range of matching wall and base units with laminated work surfaces and part tiled walls. There is an electric cooker point with overhead extractor fan and light, plumbing for a dishwasher, inset stainless steel sink unit with side drainer, leaded windows to the rear, central heating radiator and sunken low voltage lighting. A timber and glazed door leads through to the rear entrance area/utility.



Rear Entrance/Utility

9'6" x 6'6" (2.90m x 1.98m)

Having base cupboards, plumbing for a washing machine, inset stainless steel sink unit, part tiled walls and a central heating radiator. A timber and glazed side access door with leaded and stained glass panel gives access to the rear of the property.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and corner shower cubicle. There are fully tiled walls, a central heating radiator and leaded double glazed, sealed unit window.

FIRST FLOOR:

Landing

With dado rail decor, a central heating radiator set behind fretwork panel and a sealed unit double glazed window.

Bedroom 1

12'10" x 14'5" (3.91m x 4.39m)

Situated to the front of the property, having leaded and stained glass windows, fitted 4 door wardrobes with hanging and shelving facilities and cupboards above. There is also a central heating radiator.

Bedroom 2

13'0" x 11'2" (3.96m x 3.40m)

Situated to the front of the property with leaded and stained glass windows, together with a central heating radiator.



Bedroom 3

12'4" x 9'9" (3.76m x 2.97m)

Peacefully situated to the rear of the property, having a central heating radiator, built-in double wardrobes, ceiling coving, sunken low voltage lighting and a leaded double glazed, sealed unit window.

Bedroom 4

8'10" max x 7'0" (2.69m max x 2.13m)

With leaded windows, a built-in bed and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is also a central heating radiator.

OUTSIDE:

A twin stone pillared entrance with wrought iron gates gives access to the tarmac driveway which provides off road parking, adjacent to this are shaped lawns, flowerbed borders and mature hedgerow. A further wrought iron pedestrian gate at the side of the property leads through to the rear garden. To the rear there is an enclosed garden, which is well proportioned and comprises of a low maintenance pebbled seating area, lawn, paved patio seating area, mature shrubs, hedgerow and trees. There is also an additional piece of land opposite the house which creates good additional parking space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Manchester Road (A62), passing through the traffic lights at Longroyd Bridge and Thornton Lodge. At the next set of traffic lights turn left into Blackmoorfoot Road and proceed up. The property will be found after approximately 1 mile on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

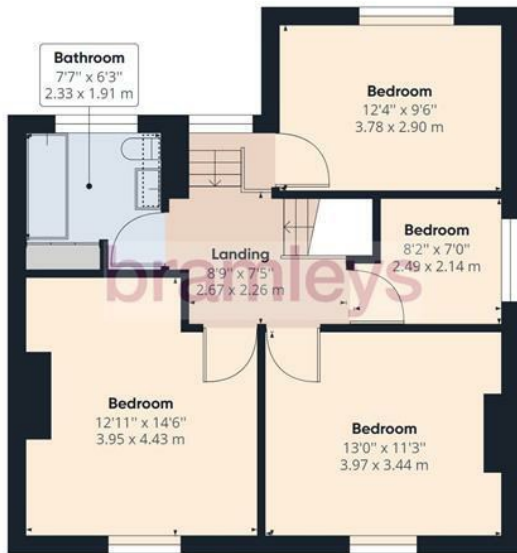
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1336.18 ft²
124.13 m²

Reduced headroom

8.36 ft²
0.78 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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