



5 Redwing Close, Crosland Moor, Huddersfield, HD4 5FE
Offers Over £220,000

bramleys

**** MOTIVATED VENDORS ****

This spacious end terrace is situated on this popular residential development, constructed by Avant Homes. Built in 2022, the property has a balance of the builders warranty and provides modern and spacious accommodation including kitchen with integrated appliances, 3 bedrooms with en suite facilities to the master bedroom, double parking apron and electric charger point, the property is further enhanced by gas fired central heating and uPVC double glazing. The property would make an ideal purchase for those with a young and growing family and viewing is highly recommended to truly appreciate the size, condition and quality of this outstanding family home.

Energy Rating: B



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator and cloaks cupboard.

Lounge

17'8" x 16'1" max (5.38m x 4.90m max)

A most spacious living room which has uPVC double glazed windows, central heating radiator, laminate flooring and bi-fold double glazed doors which lead directly into the rear garden. The lounge is open plan to the dining kitchen.

Dining Kitchen

13'8" x 10'3" (4.17m x 3.12m)

Having a range of matching modern, wall and base units with a wealth of integrated appliances to included a 4 ring induction hob with overhead extractor fan and light, split

level oven with separate microwave oven, fridge, freezer and plumbing for a washing machine and dishwasher. The kitchen is also fitted with an inset stainless steel sink unit with mixer taps and side drainer, built-in understairs storage cupboard and 2 uPVC double glazed windows.

Cloakroom/WC

Being fully tiled to two walls and furnished with a 2 piece suite comprising of a low flush WC and semi-pedestal wash basin. There is a central heating radiator and uPVC double glazed window.

FIRST FLOOR:

Landing

With a built-in linen cupboard and in turn leads to the master bedroom.

Master Bedroom

10'5" x 10'3" max (3.18m x 3.12m max)

Having dual aspect double glazed windows, central heating radiator and an access door to the en suite.

En suite

Being part tiled to the walls, having a 3 piece suite comprising low flush WC, semi-pedestal wash basin and double width shower cubicle. There is a uPVC double glazed window and chrome ladder style radiator.

Bedroom 2

11'6" x 10'3" (3.51m x 3.12m)

Having a central heating radiator and 2 uPVC double glazed windows.



Bedroom 3

10'5" x 6'11" max (3.18m x 2.11m max)

With a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, semi-pedestal wash basin and panelled bath with mixer taps, shower attachment and shower screen. There is a uPVC double glazed window, full tiling to two walls and a chrome ladder style radiator.

OUTSIDE:

To the front of the property there is a double width parking apron with adjacent electric charging point and to the rear there are fully enclosed gardens with patio, lawns and timber fencing.

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 Manchester Road (A62), passing through the traffic lights at Longroyd Bridge. At the next set of traffic lights take the left fork into Blackmoorfoot Road and continue up this road. On reaching the former site of St Lukes hospital on the left, the entrance to the Avant development can be found. Here turn left into Turnstone Way, follow the road round and then turn left into Mallard Court, left into

Lapwing Close and then right into Redwing Close where the property will be identified by a Bramleys for sale board.

TENURE & ESTATE CHARGE:

Freehold

Please note, an estate charge of £99 per annum will become payable once the whole site has been completed.

We would advise all prospective purchasers to liaise with their solicitors regarding this, to clarify any further requirements.

COUNCIL TAX BAND:

C

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.**

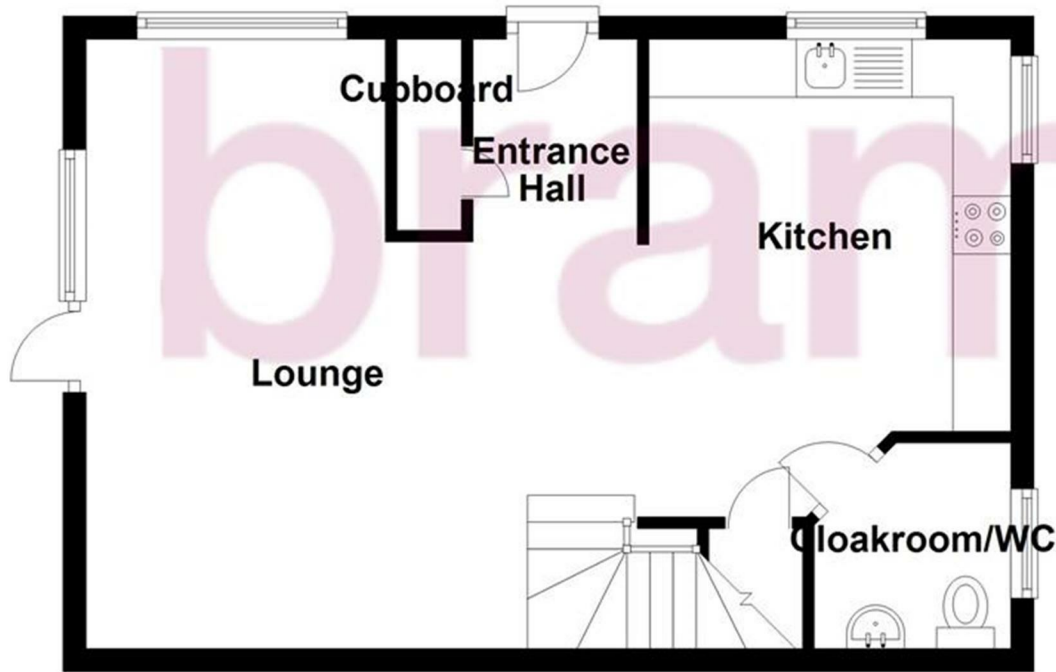
ONLINE CONVEYANCING SERVICES:

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.

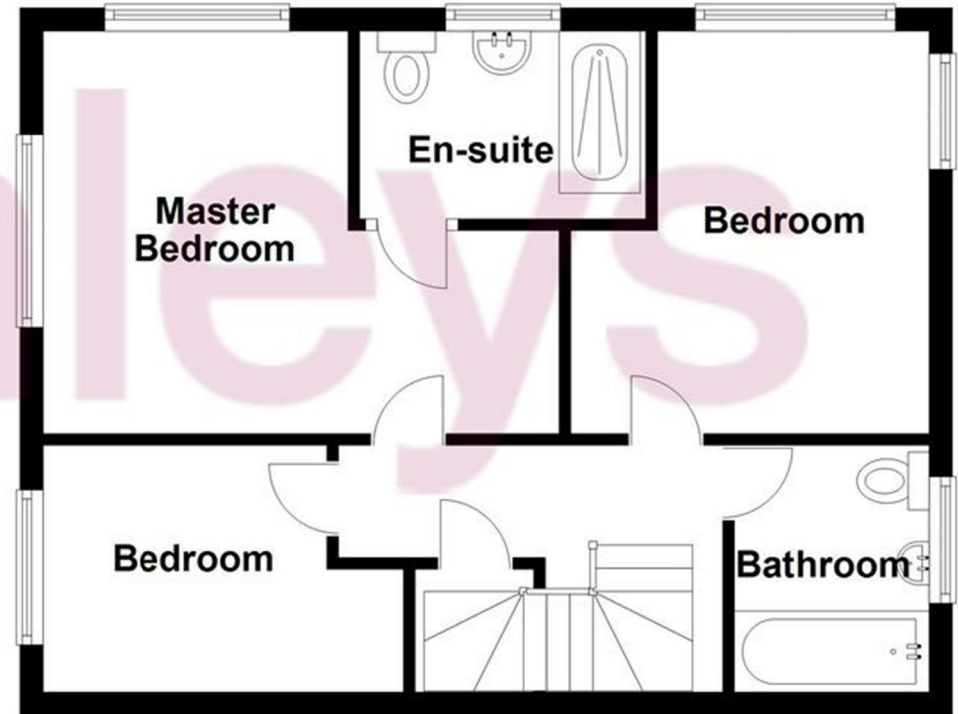




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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