



61 Longcroft, Almondbury, Huddersfield, HD5 8XW

£335,000

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This 4 bedroom detached family home is offered for sale with no vendor chain and vacant possession. Being situated on this quiet cul-de-sac and enjoying a private lawned garden to rear. Having uPVC double glazing, gas fired central heating and accommodation briefly comprising: entrance hall, cloakroom/WC, lounge, kitchen, utility room and dining room, first floor landing, bathroom and 4 bedrooms (master bed with en-suite shower room). Externally there is a driveway providing off road parking, integral garage and a good sized rear garden which is enclosed. Situated in this sought after location, handily placed within walking distance to the centre of Almondbury which has an array of shops, restaurants, pharmacy and doctor's surgery.

Energy Rating:



GROUND FLOOR:

Entrance Hall

Having laminate flooring, a central heating radiator and staircase rising to the first floor.

Cloakroom/WC

Having a two piece suite comprising wc, wash hand basin and a central heating radiator.

Lounge

14'11" x 11'0" (4.55m x 3.35m)

The lounge is situated to the rear and has a gas fire, a central heating radiator and 2 uPVC double glazed windows.

Kitchen

9'10" x 8'2" (3.00m x 2.49m)

Having a range of wall and base units with working surfaces over, integrated gas hob and oven with extractor over, space for a tall fridge freezer and space for dishwasher. The kitchen gives access to the utility room and has a uPVC double glazed window.

Utility Room

5'7" x 4'9" (1.70m x 1.45m)

Having plumbing for a washing machine, wall cupboard, a central heating radiator and uPVC side external door. The utility houses the central heating boiler.

Dining Room

9'6" x 8'4" (2.90m x 2.54m)

Having a central heating radiator and sliding patio doors to the rear garden.

FIRST FLOOR:

Landing

Having a built in airing cupboard with cylinder, a central heating radiator and access to the loft.

Master Bedroom

13'1" x 11'10" max (3.99m x 3.61m max)

This double room has a central heating radiator and uPVC double glazed window.

En suite Shower Room

With three piece suite comprising shower enclosure, wc, pedestal wash hand basin, part tiled walls, a central heating radiator and uPVC double glazed window.

Bedroom 2

10'7" x 8'4" (3.23m x 2.54m)

Having a built in double wardrobe, a central heating radiator and uPVC double glazed window.

Bedroom 3

10'11" x 8'3" (3.33m x 2.51m)

Also having a central heating radiator and uPVC double glazed window.



Bedroom 4

8'4" x 8'3" (2.54m x 2.51m)

Having a central heating radiator and uPVC double glazed window.

Bathroom

Having a bath with shower attachment over and screen, pedestal wash hand basin, wc, laminate floor, a central heating radiator and uPVC double glazed window.

OUTSIDE:

There is a lawn to the front and tarmac driveway providing off road parking. There is an integral garage and a further private lawned garden to the rear with flagged patio.

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 on the A629 Wakefield Road passing through the traffic lights at Aspley and at the traffic lights with Somerset Road take a right hand turning into Somerset Road. Follow this road up the hill into the centre of Almondbury onto Northgate. Continue through the centre and turn right onto Westgate. Longcroft can be found as a turning on the right.

TENURE:

Freehold

COUNCIL TAX BAND:

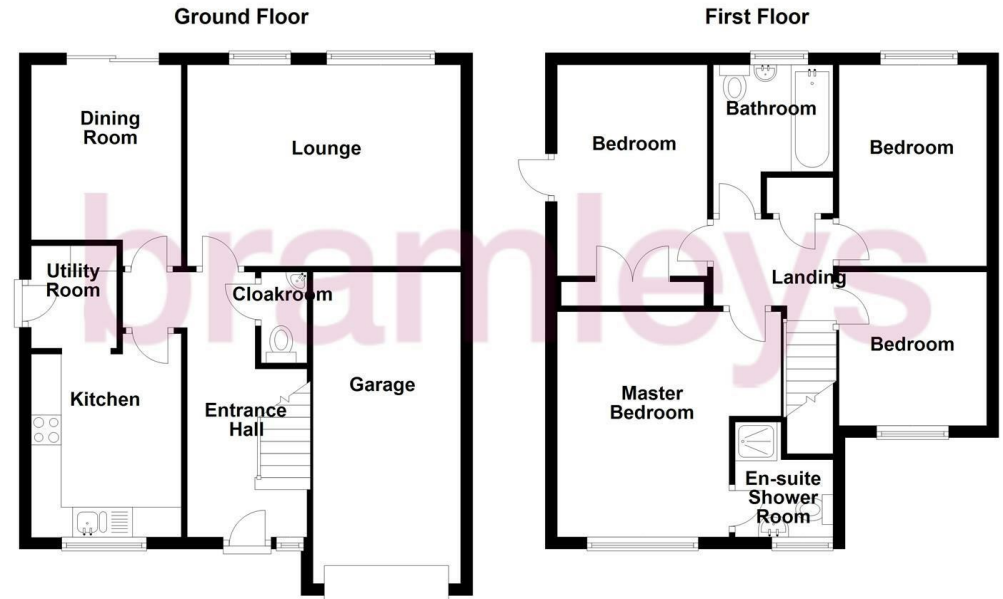
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MORTGAGES:

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.



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

