



Cringle Cottage, 16, Crangle Fields, Stocksmoor, Huddersfield, HD4 6YE
£450,000

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This 3 bedroom, detached true bungalow is situated on this highly desirable residential cul-de-sac in the popular semi-rural area of Stocksmoor. With gas fired central heating, uPVC double glazing, fitted kitchen with integrated appliances and being further enhanced by an attached double garage.

The property would make an ideal purchase for those looking towards retirement.

Stocksmoor is situated approximately 5/6 miles from Huddersfield and has its own railway station, with rural countryside nearby.

Energy Rating: D



GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

Entrance Hall

With a central heating radiator, built-in cloaks cupboard and airing cupboard.

Lounge

17'1" x 12'6" (5.21m x 3.81m)

This well proportioned living room has a feature rustic brick fireplace with gas and coal effect, living flame fire. There is also a central heating radiator, 3 wall light points, a uPVC double glazed window to the side and an archway provides access to the sun room.

Sun Room

10'5" x 9'9" (3.18m x 2.97m)

Peacefully situated to the rear of the property, having uPVC

double glazed windows to 3 sides, patio door leading into the rear gardens, tiled flooring, a central heating radiator and ceiling coving.

Dining Room

13'8" x 9'3" (4.17m x 2.82m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

Breakfast Kitchen

15'10" x 11'0" (4.83m x 3.35m)

Fitted with a range of matching wall and base units with laminated work surfaces and part tiled walls. The kitchen also has a 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, together with an integral fridge, freezer and dishwasher. There is a fully tiled floor, plumbing for a washing machine, central heating radiator, uPVC double glazed window and side access door.

Master Bedroom

12'9" x 12'7" (3.89m x 3.84m)

This well proportioned master bedroom has a range of fitted furniture comprising fitted 4 door wardrobes with hanging and shelving facilities, centre knee hole dressing table with concealed lighting above, central heating radiator, uPVC double glazed window, built-in linen cupboard and an access door to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards beneath and fully tiled shower cubicle with rain water head and additional hose. There is also a combination central heating radiator/towel rail, part tiled walls, fully tiled floor and uPVC double glazed window.



Bedroom 2

9'8" x 8'10" including wardrobes (2.95m x 2.69m including wardrobes)

Peacefully situated to the rear of the property, having built-in 4 door wardrobes with hanging and shelving facilities, central heating radiator and a uPVC double glazed window.

Bathroom

Being part tiled to the walls and having a fully tiled floor. This room is furnished with a 3 piece white suite comprising low flush WC, vanity wash basin with cupboards beneath, panelled bath with antique style chrome mixer taps and shower attachment, full tiling to the shower area, uPVC double glazed window and a combination central heating radiator/towel rail.

OUTSIDE:

To the front of the property access is gained via a block paved driveway which provides off road parking for 3/4 vehicles and in turn leads to the attached double garage. There are also shaped lawned gardens, mature shrubs and covered entrance porch. To the rear there is a good sized lawned garden, with surrounding mature borders of flowerbeds and shrubs. There is also a patio seating area and the rear garden is enclosed by timber fencing. The property also has an outside water tap and exterior lighting.

Double Garage

17'4" x 17'0" (5.28m x 5.18m)

With 2 separate up and over doors, power and

light points, uPVC double glazed window to the rear and a composite access door leading into the rear garden.

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 Southgate passing the Shorehead Roundabout and continuing along Wakefield Road towards Moldgreen. At the traffic lights, take a right hand turn onto Penistone Road. Continue along Penistone Road for approximately 3 miles before bearing right onto Thunder Bridge Lane. After passing The Woodman Inn and crossing the bridge, the road then becomes Birks Lane. Continue along this road and then take a right into Norton Terrace, then a left into Crangle Fields, where the property will be identified by the 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.

VIEWINGS:

Please call our office to book a viewing: 01484 530361.



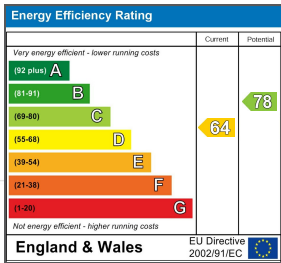


Approximate total area⁽¹⁾
1324.9 ft²
123.09 m²

(1) Excluding balconies and terraces:

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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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

