



Penny Springs, 18 Crangle Fields, Stocksmoor, Huddersfield, HD4 6YE  
Offers Over £450,000

**bramleys**



## NO UPPER CHAIN - INTERNAL VIEWING ESSENTIAL

This modern and well presented detached bungalow, offers a perfect blend of comfort and style. Boasting two reception rooms and three bedrooms, this property provides ample space for a growing family or those looking towards retirement.

An internal viewing is necessary to appreciate the beautifully presented interior, which is adorned with high-quality fixtures and fittings. A good sized master bedroom, complete with an en suite bathroom, together with 2 further bedrooms means there is ample room for those with a young family, or those wishing for relatives to come and visit.

Externally the property has parking available for up to three vehicles and a double detached garage, which provides plenty of space for off road parking, storage or hobbies.

The added security of a modern alarm system ensures peace of mind for you and your loved ones.

Located just 7 miles from Huddersfield town centre, this property offers the perfect balance between tranquillity and accessibility. With Stocksmoor train station nearby, commuting to Huddersfield and Sheffield on the door step, making this home ideal for those with a busy lifestyle.

Whether you're considering retirement or simply prefer ground floor living, this true bungalow caters to your needs. Don't miss the opportunity to make this highly desirable property your own and experience the best of countryside living in this sought-after area.









## GROUND FLOOR:

A covered entrance porch gives access to the main entrance hall.

### Entrance Porch

Being of composite construction with sealed unit double glazed panels and in turn leads through to the entrance hall.

### Entrance Hall

With a central heating radiator, ceiling coving, built-in cloaks cupboard and a further store cupboard which houses the boiler.

### Lounge

17'1" x 12'4" (5.21m x 3.76m)

Situated to the rear of the property, having uPVC double glazed windows to both side and rear, gas and coal effect living flame fire set into a stone fire surround, 3 wall light points and a central heating radiator.

### Breakfast Kitchen

14'8" x 11'2" (4.47m x 3.40m)

Comprehensively fitted with a range of matching modern wall and base units with part tiling to the walls and a wealth of integrated appliances including a 5 ring Bosch gas hob with built-in oven and grill, overhead extractor fan and light, integral fridge, freezer, dishwasher and washing machine. There is a 1.5 bowl stainless steel sink with mixer taps and side drainer, sunken low voltage lighting, ceiling coving and uPVC double glazed windows.

### Dining Room/Bedroom 3

11'4" x 9'9" (3.45m x 2.97m)

Peacefully situated to the rear of the property, having ceiling coving, central heating radiator and a set of timber and glazed double doors lead through to the sun lounge.

### Sun Lounge

10'3" x 9'9" (3.12m x 2.97m)

Having uPVC double glazed windows to 3 sides and sliding patio doors leading directly into the rear garden.

### Master Bedroom

18'0" x 12'4" (5.49m x 3.76m)

Comprehensively fitted with a range of 9 door wardrobes which provide hanging and shelving facilities, matching centre knee hole dressing table with drawer units and cupboards to the side. There are also bedside cupboards, overhead store cupboards, ceiling coving, a central heating radiator, sunken low voltage lighting and an access door to the en suite shower room.

### En suite Shower Room

Being fully tiled to the walls and having a 3 piece suite comprising of a concealed flush WC, vanity wash basin with cupboards beneath and fully tiled corner shower cubicle. There is a chrome ladder style radiator, vanity mirror with pelmet lighting above and a uPVC double glazed window.

### Bedroom 2

9'3" x 8'10" (2.82m x 2.69m)

Situated to the rear of the property, having fitted furniture comprising of 5 door wardrobes with hanging and shelving facilities with pelmet LED lighting. There is a central heating radiator, uPVC double glazed window and ceiling coving.

### Bathroom

Furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash basin with cupboards beneath, panelled bath with overhead Grohe shower and retractable screen. There is a uPVC double glazed window, electric shaver point, central heating radiator and has a fully tiled floor and walls.

## OUTSIDE:

To the front of the property there is a double width, block paved driveway which leads to the detached double garage, as well as a flagged seating area with adjacent lawn. To the rear of the property there is a flagged patio which extends across the full width of the property, shaped lawned gardens and dry stone dwarf walling which incorporate planters above, with a range of mature shrubs and bushes. There is also exterior security lighting.

### Garage

18'11" x 20'7" (5.77m x 6.27m)

With a remote controlled up and over door. power and light points, water tap, uPVC double



glazed window, loft access to additional eaves storage if required and a uPVC double glazed door which leads into the rear gardens.

#### **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 found after the bend on the right hand side.

#### **TENURE:**

Freehold

#### **COUNCIL TAX BAND:**

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#### **MORTGAGES:**

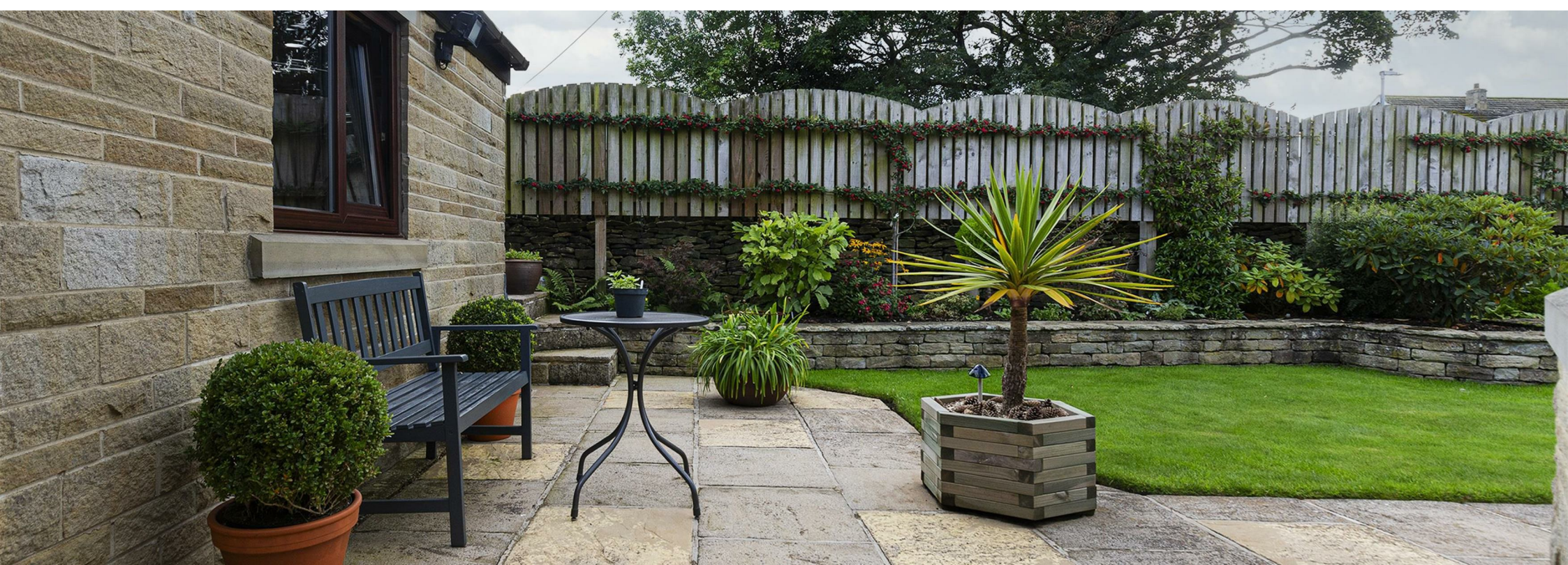
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



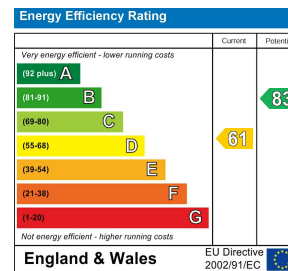
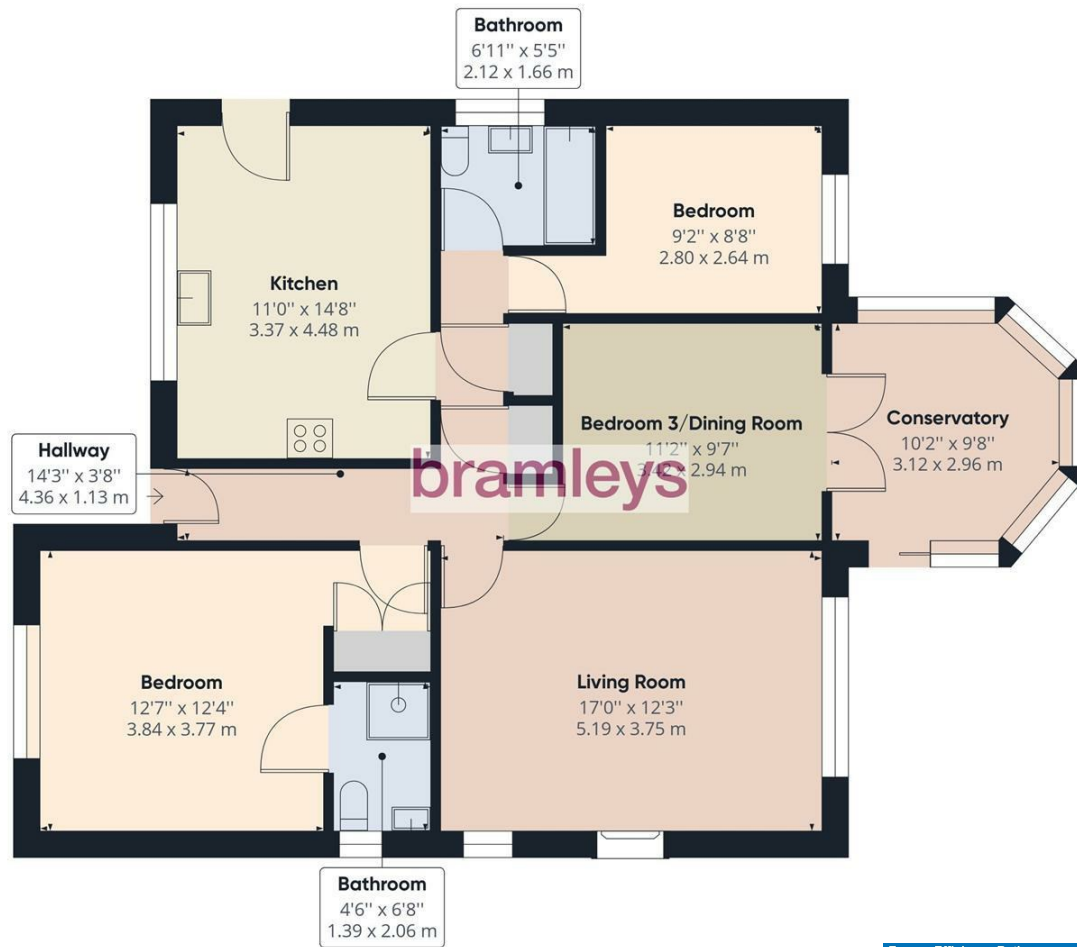












CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

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