



8 Hob Lane, Crosland Moor, Huddersfield, HD4 5NY  
£210,000

bramleys

This deceptive semi-detached bungalow is offered for sale with NO VENDOR CHAIN & VACANT POSSESSION. Having uPVC double glazing, central heating (back boiler) and accommodation briefly comprising:- entrance hall, lounge, dining room, kitchen with pantry, 3 bedrooms (2 ground floor and 1 first floor), bathroom and separate WC. Enjoying a corner plot with lawned gardens to front, side and rear and driveway providing off road parking. The property does require refurbishment, which has been reflected within the asking price and is situated within the established area of Crosland Moor, which is ideal for access to local amenities and Huddersfield town centre.

Energy Rating: E



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the L shaped hallway. Having a central heating radiator and access to the attic room.

### Lounge

11'10" x 10'10" (3.61m x 3.30m)

The lounge has wall light points, a tiled fireplace surround with gas fire, a central heating radiator and uPVC double glazed window.

### Dining Room

11'3" x 9'2" plus door recesses (3.43m x 2.79m plus door recesses)

Having a gas fire, uPVC double glazed window and uPVC external side door.

### Kitchen

15'5 x 4'5 (4.70m x 1.35m)

The kitchen has part tiled walls and a range of wall and base units with working surfaces

over. There is a gas cooker point, stainless steel sink unit, space for a washing machine and fridge, as well as access to a pantry which has space for a freezer and has a uPVC double glazed window.

### Bedroom 1

10'11" x 9'10" (3.33m x 3.00m)

A double bedroom situated to the rear, having a central heating radiator and uPVC double glazed window.

### Bedroom 2

10'6" x 7'9" (3.20m x 2.36m)

Situated to the front of the property, having a central heating radiator and uPVC double glazed window.

### Bathroom

The bathroom has part tiled walls and is fitted with a 2 piece suite comprising of a bath with shower attachment over and vanity sink with storage beneath. There is also a cylinder cupboard and uPVC double glazed window.



### Separate WC

Having part tiled walls, a WC and uPVC double glazed window.

### FIRST FLOOR:

#### Attic Bedroom 3

16'9" max x 11'0" (5.11m max x 3.35m)

Being accessed via a staircase from the hallway. This room has a uPVC double glazed window and access to the eaves.

### OUTSIDE:

A gated driveway provides off road parking and there are lawns to front, side and rear. The front lawn has raised beds and privet hedging which provide privacy. The rear garden is a good size and houses a garden shed and greenhouse.

### 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 along this road up the hill and turn right onto Crosland Hill Road. Turn right onto Hob Lane where the property can be found on the right hand side.

### TENURE:

Freehold. Please note the title has not yet been electronically registered, however the title deeds are held by the sellers solicitors and therefore first electronic registration will take place when a new sale completes on the property.

### COUNCIL TAX BAND:

B

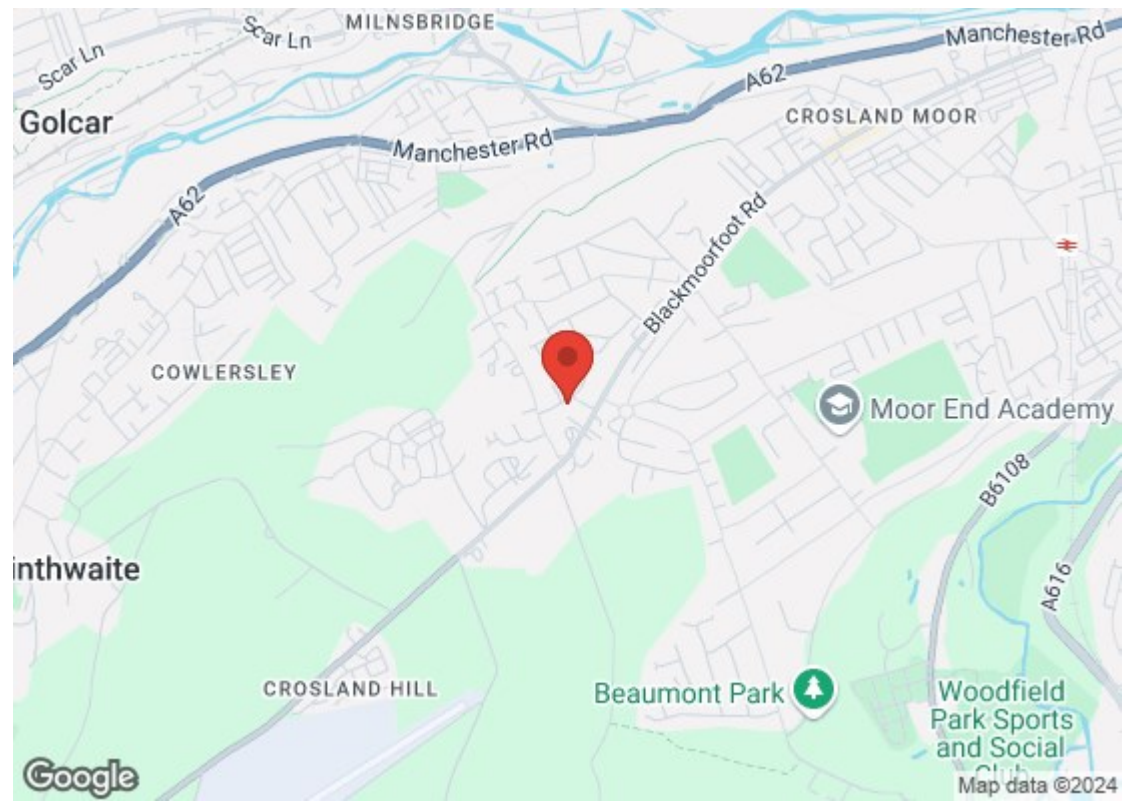
### MORTGAGES:

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.**

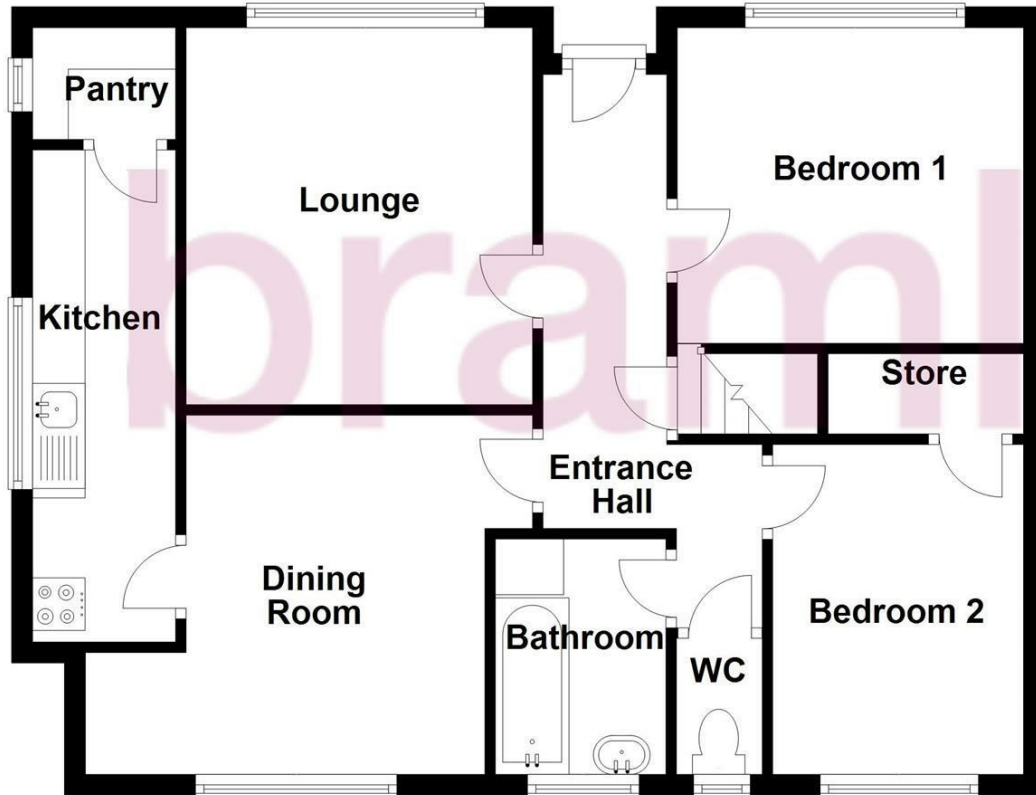
### ONLINE CONVEYANCING SERVICES:

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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