



31 Tom Lane, Crosland Moor, Huddersfield, HD4 5PS  
Asking Price £160,000

**bramleys**



This semi-detached true bungalow is offered for sale with NO VENDOR CHAIN and conveniently situated for amenities within Crosland Moor. An ideal purchase for those requiring single storey living and requiring refurbishment which has been reflected within the asking price. Having accommodation comprising: entrance hall, lounge, dining kitchen, rear porch, 2 bedrooms and bathroom. Externally there is a driveway and garage which provide off road parking, together with gardens to both the front and rear.

Energy Rating: D









## GROUND FLOOR:

Enter the property via a timber and glazed door with leaded glazed panel above.

### Entrance Hall

A spacious entrance hall, fitted with picture rail decor and 2 central heating radiators.

### Lounge

13'5" x 13'7" (4.09m x 4.14m)

The lounge has picture rail decor, a gas fire, central heating radiator and a uPVC double glazed window to the front elevation.

### Kitchen

11'11" x 11'10" (3.63m x 3.61m)

The kitchen is fitted with wall cupboards and base units with drawers, an inset sink unit and space for a tall fridge/freezer. The kitchen also has a uPVC double glazed window, a glazed door accesses the rear porch and a large built-in pantry with space and plumbing for a washing machine,

### Rear Porch

The rear porch has an external door which gives access to the garden and driveway.

### Bedroom 1

13'7" x 13'5" (4.14m x 4.09m)

A lovely sized double bedroom with a central heating radiator and uPVC double glazed window.

### Bedroom 2

11'10" x 9'9" (3.61m x 2.97m)

Another good sized double bedroom, fitted with picture rail decor, a central heating radiator and uPVC double glazed window to the rear elevation.

### Bathroom

Furnished with a coloured suite comprising bath with shower attachment, pedestal wash hand basin and low flush WC. There is also a central heating radiator and built-in linen cupboard.

## OUTSIDE:

A gated driveway provides off road parking and leads down the side of the bungalow to a detached garage. There is also a small garden to the front with lawn, planted flower borders and hedging which provide privacy from the road. There is a larger lawned garden to the rear with hedging on the perimeter.

## 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:

From Huddersfield travel out on Manchester Road, there pass straight through the two sets of traffic lights at Longroyd Bridge. Continue along the main road and at the next set of lights take the left hand fork into Blackmoorfoot Road. Follow this road climbing up the hill and pass straight through the traffic lights continuing along Blackmoorfoot Road for a further 400 yards and take the right hand turning into Crosland Hill Road, follow this road for approximately 300 yards and turn right into Tom Lane where the property can be found.

## TENURE:

Freehold

## 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:

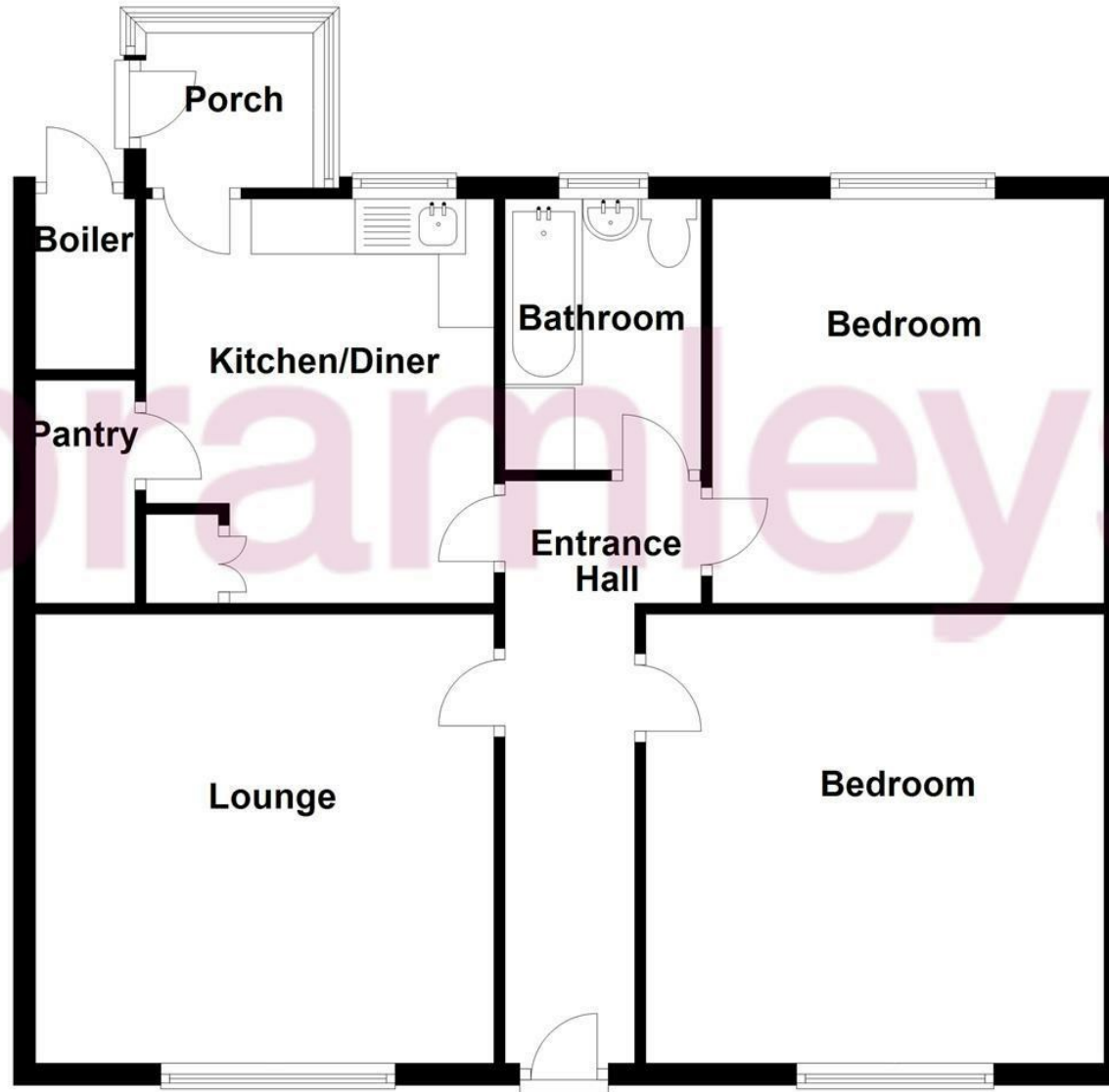
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







# Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

Huddersfield | Halifax | Elland | Mirfield

