



25 Lapwing Close, Crosland Moor, Huddersfield, HD4 5FF
£220,000

bramleys

This modern 3 bedroom end townhouse constructed by Avant Homes offers immaculately presented accommodation, with stylish décor, off road parking and landscaped beautifully maintained gardens to three sides which offer a good level of privacy. Enjoying a cul-de-sac location and having accommodation ideal for a first time buyer/young family briefly comprising:- modern open plan kitchen and lounge with bi-fold doors to rear, built-in storage and LVT flooring, cloakroom/WC, first floor landing, 3 bedrooms and a 3 piece bathroom. Conveniently located for amenities, schools and public transport. EARLY VIEWING ADVISED TO AVOID MISSING OUT!

Energy Rating: B





GROUND FLOOR:

Kitchen Area

15'0" x 15'0" (4.57m x 4.57m)

The LVT flooring flows through the whole of the ground floor open plan living space. The kitchen has a range of wall and base units with working surfaces over, integrated appliances include oven, microwave, ceramic hob, fridge freezer, dishwasher and washer dryer. There is a central heating radiator, access to the wc and a uPVC double glazed window. A staircase rises to the first floor and has a useful under-stair store.

Cloakroom/WC

Having a wc, wash hand basin, a central heating radiator and extractor fan.

Lounge Area

15'0" x 10'4" (4.57m x 3.15m)

Being open plan to the kitchen and having a central heating radiator and bi fold doors to the rear private garden.

FIRST FLOOR:

Landing

There is a central heating radiator, a uPVC double glazed window to the side and access to the loft via a hatch. We have been informed the loft is part boarded.

Master Bedroom

15'0" x 8'2" (4.57m'0.00m x 2.44m'0.61m)

Having a built in storage cupboard which houses the boiler. This light and airy room has two uPVC double glazed windows and a central heating radiator.

Bedroom 2

10'3" x 7'5" (3.05m'0.91m x 2.13m'1.52m)

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

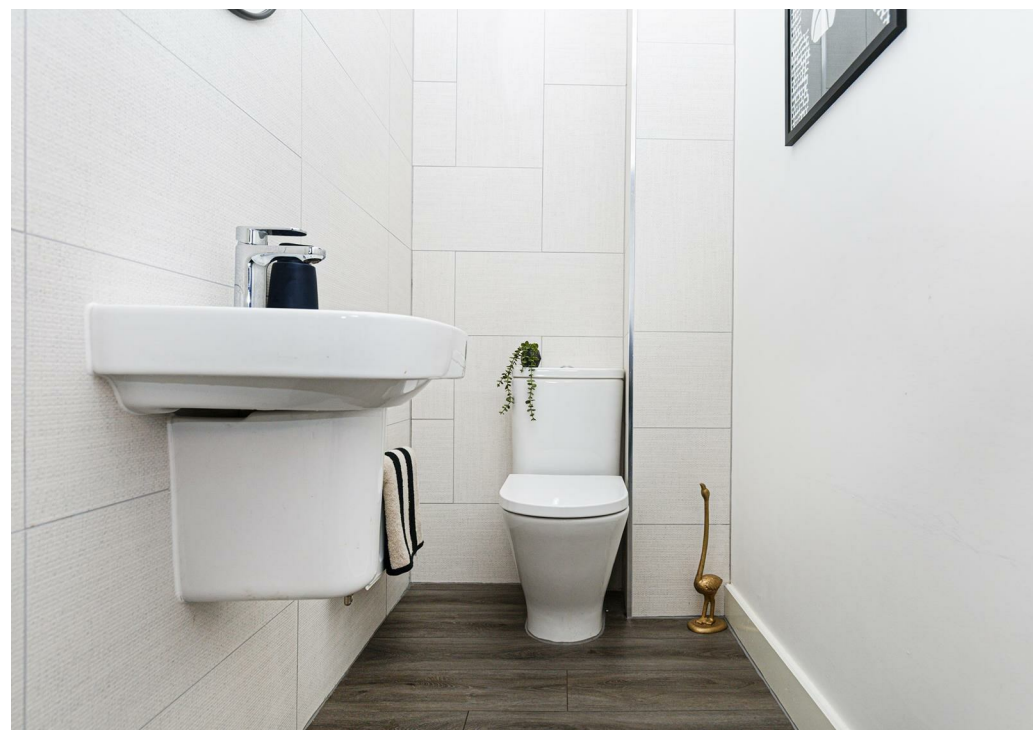
Bedroom 3

10'4" max x 7'3" (3.05m'1.22m max x 2.13m'0.91m)

Having a central heating radiator and a uPVC double glazed window.

Bathroom

Having a three piece suite comprising bath with shower attachment over, wc and wash hand basin. There is a heated towel warmer, part tiled walls and vinyl flooring.



OUTSIDE:

To the front is a well established lawn with planted borders. A driveway provides off road parking for two vehicles and there is an electric vehicle charging point. The rear garden is also well maintained and well stocked with a variety plants and shrubs. There is a lawn, flagged patio and area to the side which provides space for a green house/composting/bin storage etc.

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

up this road. On reaching the former site of St Lukes hospital on the left, the entrance to the Avant development can be found. Here turn left into Turnstone Way, follow the road round and then turn left into Mallard Court and left into Lapwing Close.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.

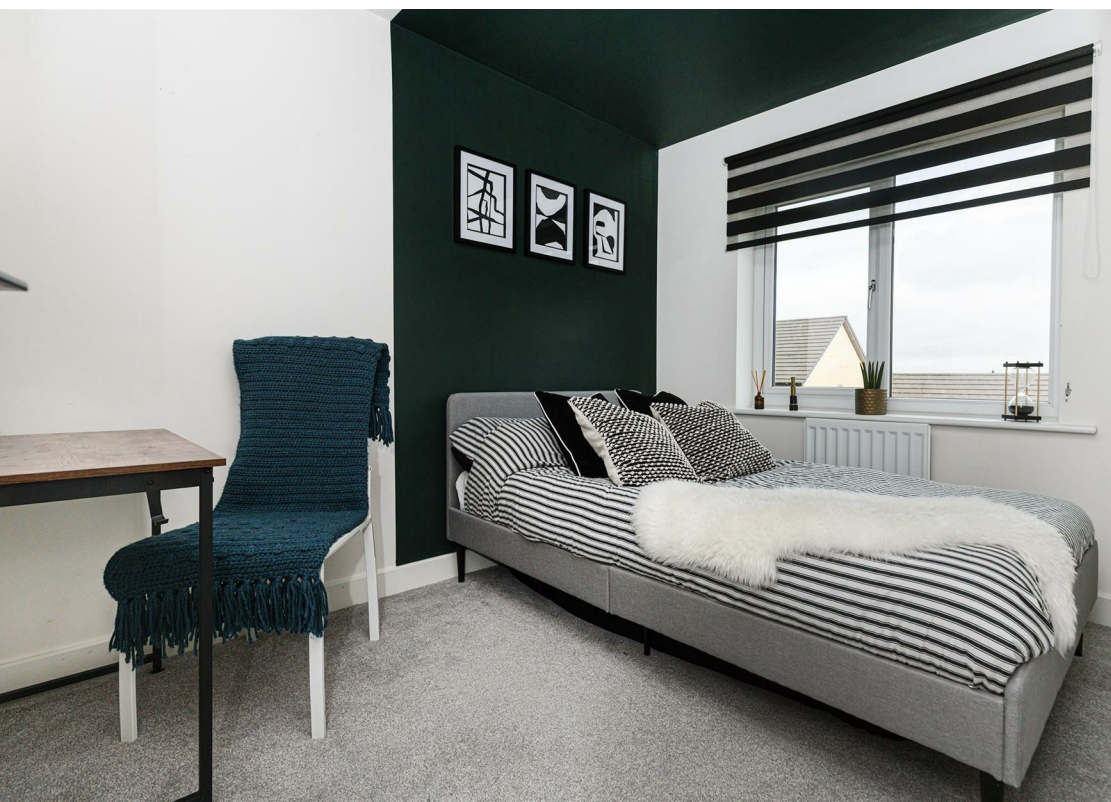
ONLINE CONVEYANCING SERVICES:

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:

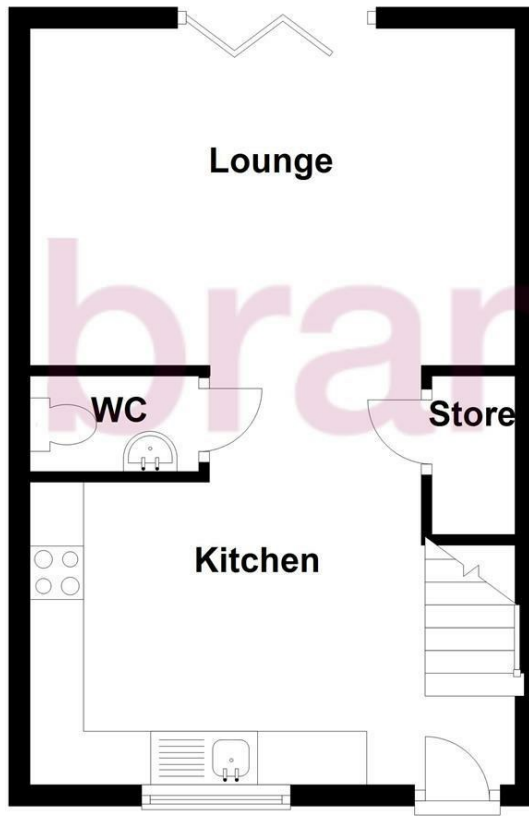
Please call our office to book a viewing on 01484 530361.



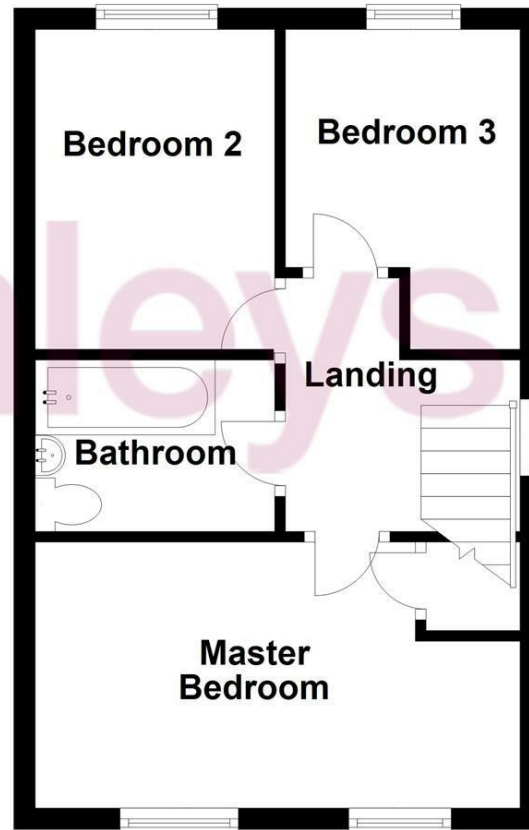




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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