



Andrew Crescent, Crosland Hill Huddersfield HD4 7EE

welcome to

Andrew Crescent, Crosland Hill Huddersfield

IMMACULATELY PRESENTED PARK HOME EXCLUSIVELY DESIGNED FOR THOSE AGED 50 AND OVER, IN A COUNTRYSIDE SETTING. SPACIOUS BUNGALOW STYLE LIVING AT A FRACTION OF THE COST. TWO BEDROOMS, SPACIOUS DINING KITCHEN, WELL MAINTAINED GARDENS. ALLOCATED PARKING.

Summary

Occupying a prime position with open countryside, is this over 50's park home, in the sought after village of Crosland Hill. Within close proximity to Crosland Heath golf club and beautiful countryside walks. comprising of dining kitchen, lounge, two bedrooms and shower room. External is allocated parking to the front with pebbled garden. To the rear is a well maintained garden with established plants and shrubs.

Stone Porch

Enter through double glazed door into porch, with dual aspect double glazed windows, over looking the delightful garden. leading into dining kitchen.

Dining Kitchen

18' 2" x 9' 2" Max (5.54m x 2.79m Max)
Spacious dining kitchen, in the dining area is a double glazed bay window to front aspect over looking the garden. Radiator. In the kitchen area, is a good range of shaker wood style wall and base units, complimented by tiled walls. Further enhanced by plumbing for washing machine, space for fridge freezer, ceramic hob, also housing the Baxi combination boiler. Double glazed window over looking the side garden. Useful storage cupboard.

Lounge

14' 7" x 12' 8" (4.45m x 3.86m)
Carpeted neutrally decorated lounge, with plenty of natural light flooding through the double glazed bay window to front aspect. Decorative ceiling beams. Double Radiator. Double glazed door with access to the side.

Inner Hallway

Carpeted hallway giving access to dining kitchen, two bedrooms and shower room.

Bedroom One

13' 10" x 9' 5" (4.22m x 2.87m)
Located to the rear of the property is this carpeted double bedroom with dual aspect double glazed windows. Further enhanced by fitted double wardrobes, complimented by matching drawers and side table.

Bedroom Two

10' 11" max x 9' 5" (3.33m max x 2.87m)
Located to the rear with double glazed window looking onto countryside views. Fitted wardrobe complimented by matching drawers.

Shower Room

White three piece suite, comprising of pedestal wash hand basin, low flush WC and shower cubicle with Triton shower. Obscured double glazed window.

External

To the front of the property is a concrete area, that has been utilised as parking. Pebbled area to front, ideal for displaying pot plants. There is access down either side of the property, with ramped access down one side leading to double glazed door giving access into the lounge. There is also a small seating area. To the other side is an attractive border, with an array of plants and shrubs and useful outside tap. The rear garden is a paved patio with laid to lawn garden, with well stocked borders. Useful garden storage shed.





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- ***NO UPPER CHAIN***
- Park Home
- Aged 50 And Over Buyers
- Spacious Single Story Living
- Community Living

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF108396 - 0010

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells


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