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Church Street, Crosland Moor Huddersfield, Yorkshire

Offers in the region of
£100,000

Only by internal inspection can one appreciate the deceptive nature of this four storey, stone fronted, brick built terraced house. The property offers accommodation over four floors and may prove suitable to the investment market or local first time buyer. The house is conveniently situated a short distance from Huddersfield town centre with its university and railway networks. Internally, the property offers entrance hall, lounge and a converted basement with dining kitchen, complete with some integrated appliances. To the first floor there is a modern house bathroom and a double bedroom. There is a large bedroom to the second floor. The property enjoys a gas central heating system and is fully uPVC double glazed. Externally there is a flagged, enclosed patio garden to the front elevation.

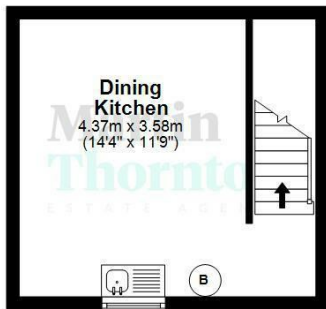
Church Street, Crosland Moor Huddersfield, Yorkshire

Floorplan



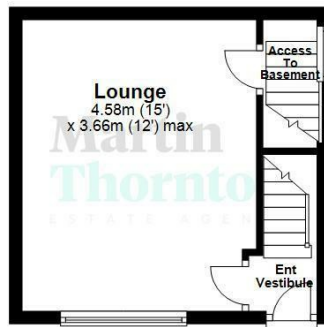
Basement

Approx. 20.4 sq. metres (220.0 sq. feet)



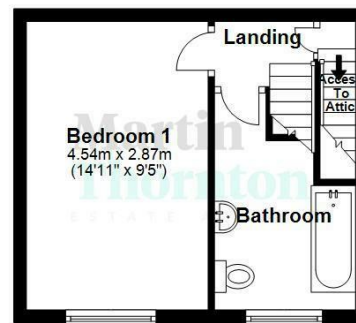
Ground Floor

Approx. 21.2 sq. metres (227.7 sq. feet)



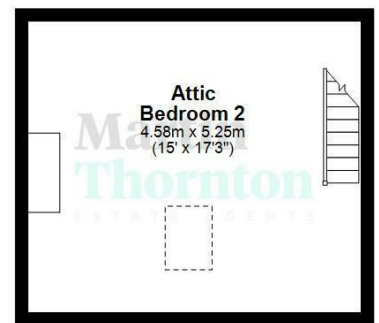
First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Total area: approx. 89.2 sq. metres (960.0 sq. feet)

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Details



Entrance Hall

A uPVC door with double glazed window above opens to the entrance hall, where there is a ceiling light point and a radiator. A staircase rises to the first floor.

Lounge



Set to the front of the property and having a large uPVC double glazed window to the front elevation, this room enjoys various power points, a TV aerial point, a ceiling light point and a radiator. Leaving the rear of the lounge, a staircase leads down to the basement.

Dining Kitchen



This good sized dining kitchen has a range of modern base cupboards, drawers and granite style, roll-edged worktops with tiled splashbacks. There are integrated appliances including split level hob and oven. There is an inset stainless

steel sink unit with twin taps over, room for an automatic machine, inset downlights to the ceiling and a radiator. There is a uPVC double glazed window to the front elevation. This room is also home to the central heating boiler.

First Floor Landing

From the entrance hall a staircase rises to the first floor landing, where there is a storage area over the stairwell.

Bathroom



Having a white suite comprising low flush WC and a pedestal hand basin with twin taps over. There is a panelled bath with matching twin taps and overlying mains fed shower. The walls are part tiled and there is a contrasting tiled effect floor. There is a ceiling light point, an extractor fan and a radiator.

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Bedroom One



This double bedroom is set to the front of the property and has a uPVC double glazed window looking down onto the patio garden below. There is a central ceiling light point, various power points, a TV aerial point and a radiator.

Attic Room 15'0" x 17'2" (4.58m x 5.25m)



A staircase leaves the small landing and takes us to the attic. The attic room is of a particularly good size and has banks of inset downlights to the ceiling, an exposed beam, a Velux double glazed window, power points and a radiator.

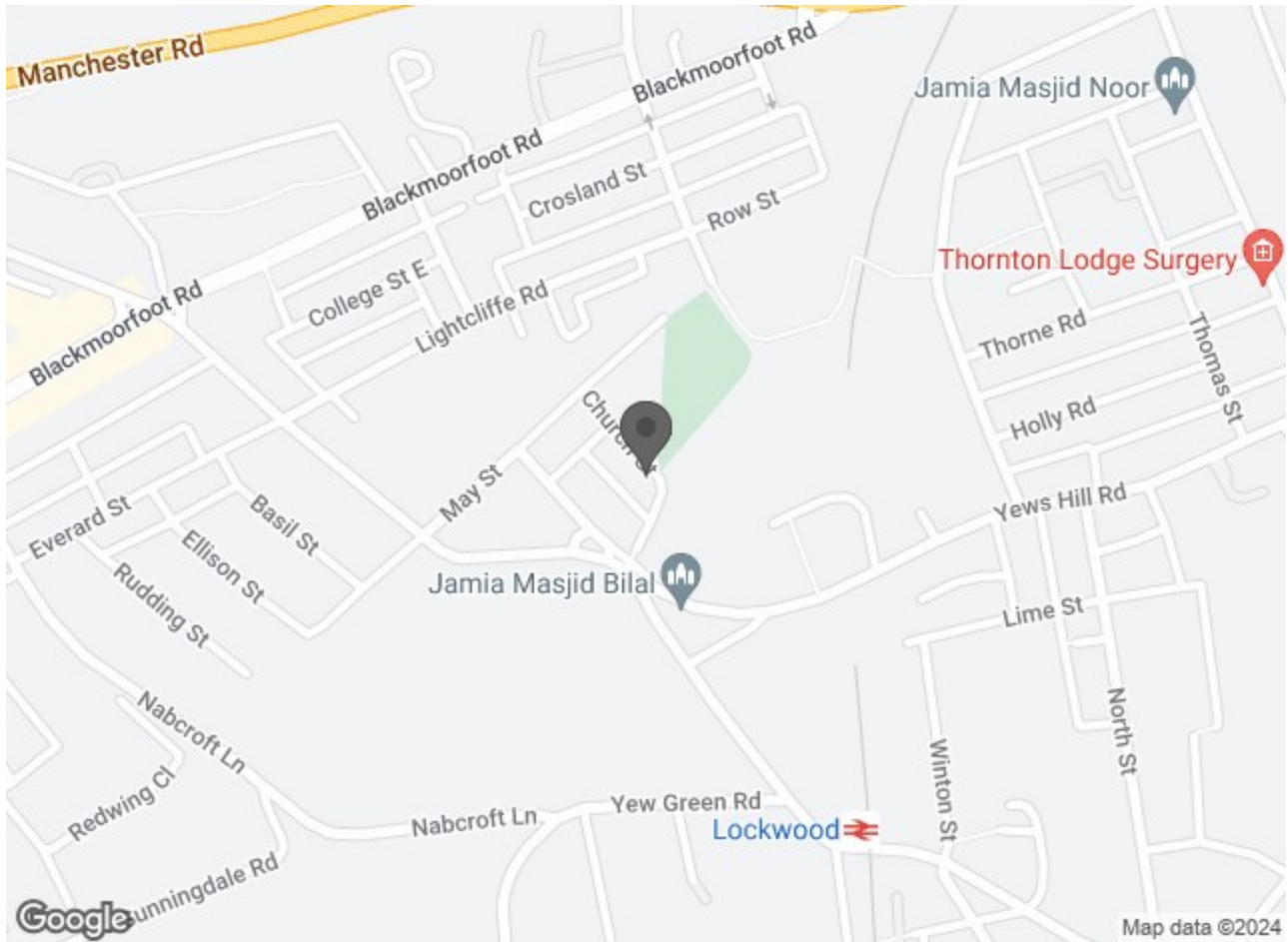
External Details



To the front of the property a wrought iron access gate leads to a flagged patio garden.

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Directions



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DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**