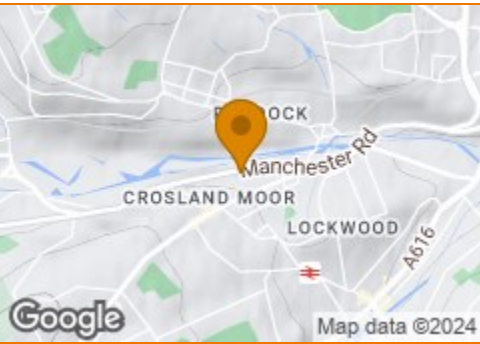


BOULTONS

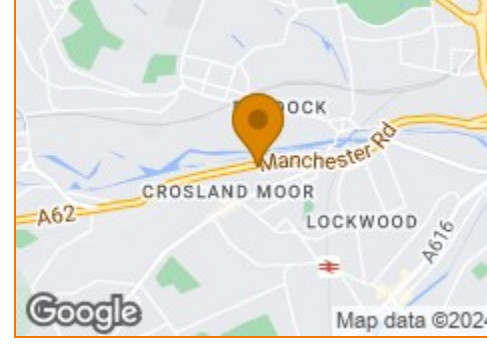
Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Manchester Road
Crosland Moor, Huddersfield, HD4 5BR

Offers Around £89,995



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

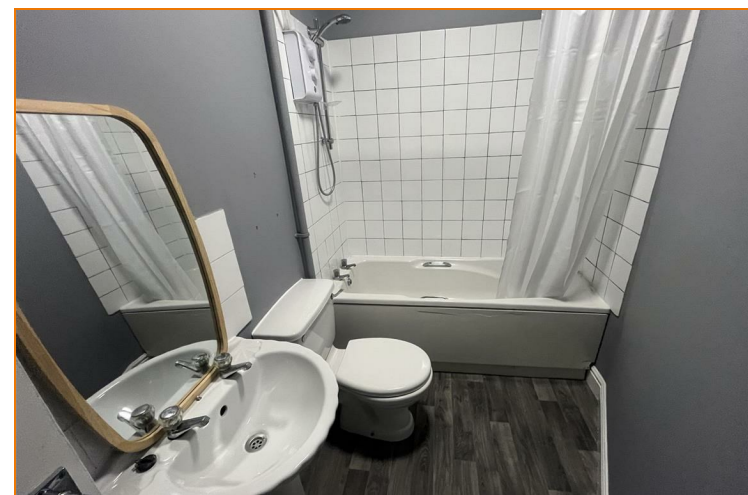
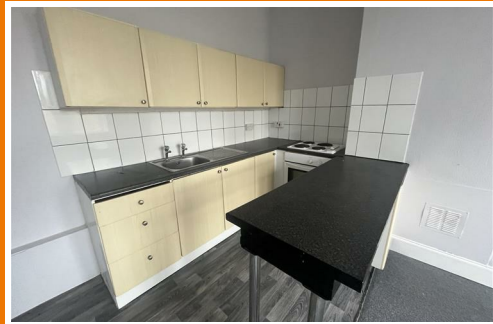
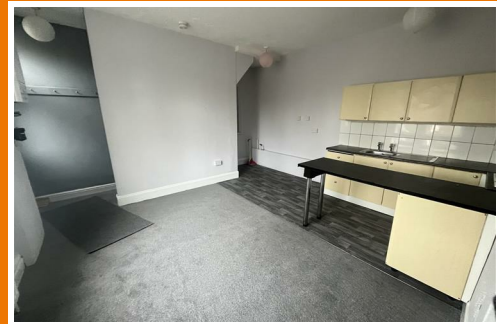
Registered in England no: 3604647 • Regulated by RICS



Manchester Road

Crosland Moor, Huddersfield, HD4 5BR

Offers Around £89,995



***** BEST AND FINAL OFFERS BY MONDAY 15TH APRIL AT 12 NOON*****

** PRICED TO ATTRACT INVESTORS & FIRST TIME BUYERS **
OFFERED WITH NO UPPER CHAIN ** NEWLY UPGRADED **
CONVENIENTLY LOCATED ** TRULY SPACIOUS **

A front and corner terrace house which is set out over four floors of flexible living arrangements suitable for owner occupation with a larger family, or as a buy to let investment opportunity. Having recently been subject to a programme of new decoration and is complimented by new floor coverings throughout, making this a "move in or letting ready" property with a gas fired central heating system and sealed unit double glazing. Comprising: A Living kitchen (open plan) on the ground floor, a lower ground floor bedroom or reception room with w.c. On the first floor are two further bedrooms and a house bathroom and then on the top floor is an attic bedroom.

ACCOMMODATION

LIVING KITCHEN

17'4" (max) 12'9" (min) x 14'9" (max)

Open plan in design with the living, dining and cooking facilities in one room of social living. The kitchen itself is fitted with a range of wall and base units, working surfaces, a breakfast bar, 4 ring electric hob and oven beneath. At the cellar head area there is plumbing for a washing machine and on the front elevation is a wall mounted combination boiler. Tiled splash backs surround the preparation areas and there is a stainless steel inset sink and drainer. uPVC double glazed windows are positioned to the front elevation and there is a central heating radiator. To access the property there as a uPVC double glazed front door which is in front of the stairs that rise up to the first floor.

LOWER GROUND FLOOR

RECEPTION OR BED

14'5" (max) x 12'1" (ave)

A generous area suitable for a variety of uses and with an oversized uPVC double glazed window/small escape door to the front elevation leading to a short flight of exterior steps. There are spotlights in the ceiling, a radiator and the utility meters are concealed with cupboard units.

W.C

Fitted with a low level w.c and a wash hand basin.

FIRST FLOOR

BEDROOM

11'9" (max) x 8'10" (ave)

Located at the front and with a central heating radiator and a uPVC double glazed window looking across Manchester Road over the Colne Valley towards Golcar. Fitted with a pedestal hand wash basin in white with matching white part tiled splash backs.

BEDROOM

12'1" x 6'10" (plus ent)

Another good sized bedroom with a wash hand basin and part tiled splash backs. Also located at the front of the property and also with a central heating radiator and a uPVC double glazed window taking in the aforementioned across valley views.

BATHROOM

8'6" (max) x 5'2" (max)

A modern, white bathroom suite comprising: Panel bath with shower over, a pedestal hand wash basin and low flush w.c. There are part tiled splash-backs by the sink and shower area an extractor fan and a central heating radiator.

SECOND FLOOR

ATTIC BEDROOM

17'0" x 9'2"

With a dormer style window in a uPVC construction and fitted a base level cupboard unit with a stainless steel sink and drainer on top. Central heating radiator and eves storage plus a walking wardrobe "L" shaped ink design (2.8 max x 1.8 max) with full hanging rail.

TENURE

We understand that the property is a leasehold arrangement.

COUNCIL TAX BAND A