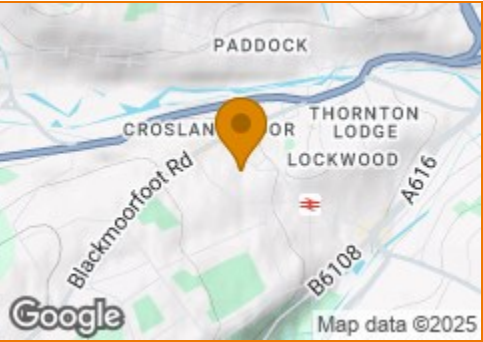


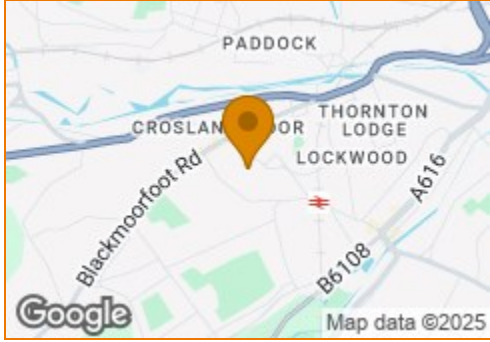
Terrain Map



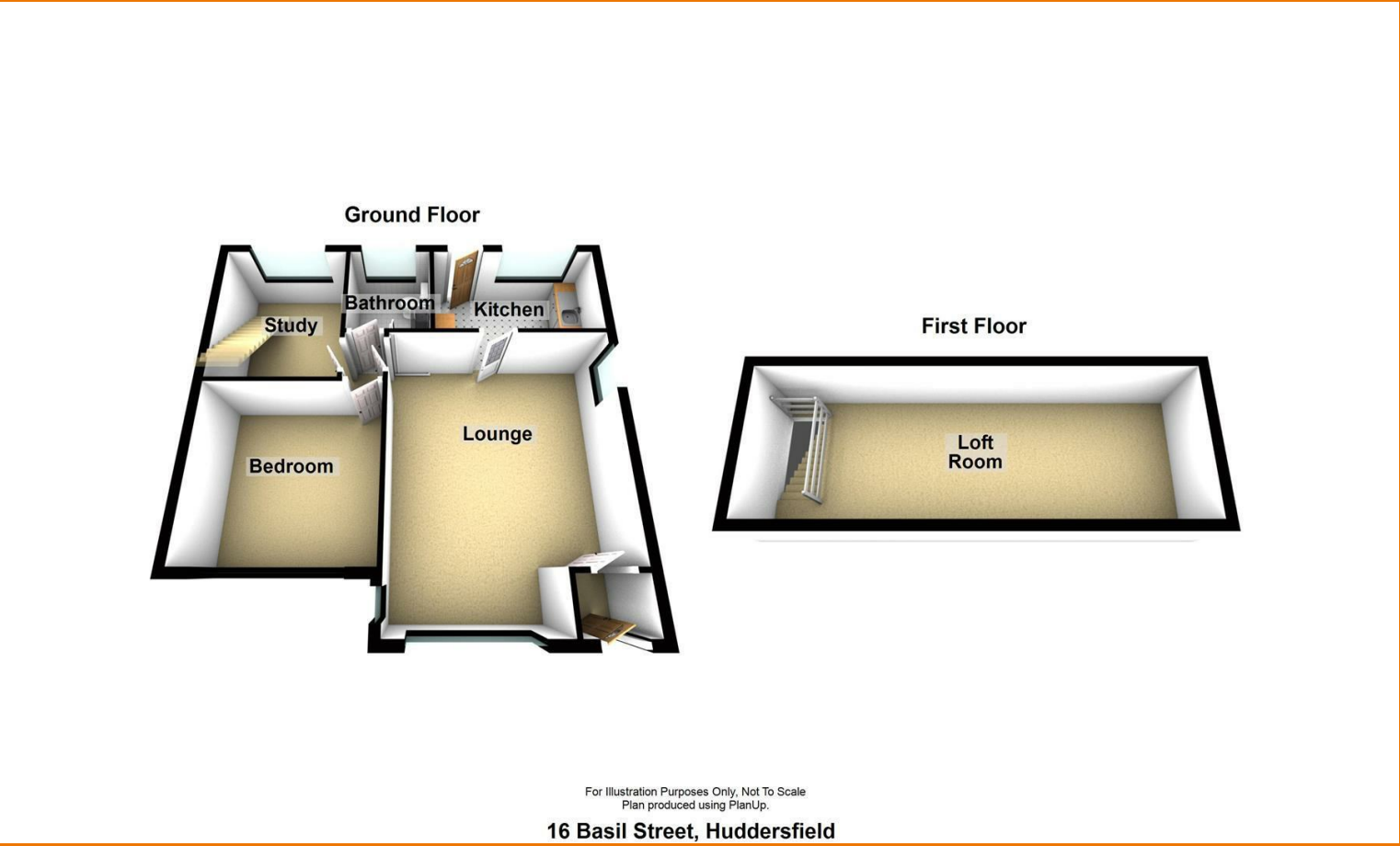
Hybrid Map



Terrain Map



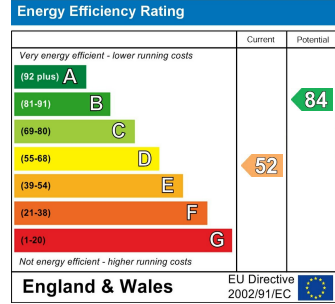
Floor Plan



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



# BOULTONS



## Basil Street

Croslan Moor, Huddersfield, HD4 5DP

Offers Over £125,000

2 1 1 E



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



# Basil Street

Crosland Moor, Huddersfield, HD4 5DP

## Offers Over £125,000



BEST AND FINALS FRIDAY 14TH 2PM is this mature and spacious home, presenting a wonderful opportunity for those seeking a well-cared-for property with potential for improvement.

Conveniently situated in a popular residential area, ensuring easy access to local daily amenities, schools, and transport links. This established location makes it an ideal choice for families and downsizes alike.

A "well cared for" property ready for the new owners to make their own mark. Whether you are looking to enhance its existing charm or remodel the already generous living space, the potential for "putting your own stamp" on this well loved home is clear.

Briefly comprising: Entrance vestibule, lounge (large enough to incorporate a dining area), kitchen, shower room and two bedrooms on the ground floor plus a useful loft/attic space with a sky light, radiator and easy access.

Priced to reflect the enormous potential on offer and sure to be popular so book your viewing today.

**ACCOMMODATION**  
Predominantly laid out on the ground floor.

**ENTRANCE VESTIBULE**  
4'7" x 3'7"  
Accessed via a uPVC double glazed front door, cloaks hanging, shelving, alarm control panel, central heating radiator and an internal glazed door leading to the lounge.

**LOUNGE & DINING AREA**  
18'4" max x 12'9" min extending to 14'5"  
There is a coal effect gas fire fitted within the chimney breast, decorative coving, ceiling rose and dado rail, provision for two wall lights, three timber framed, double glazed windows positioned to the front and side elevations and two central heating radiators.

**KITCHEN**  
11'8" x 6'7"  
Fitted with a range of wall and base units in a modern mahogany style with stainless steel bar handle trim and complementary working surfaces which extend into a small breakfast bar area. The kitchen is further equipped with a stainless steel inset sink unit with drainer, provision for a cooking appliance, plumbing for a washing machine and slimline dishwasher. There is provision for a tallboy fridge freezer and part tiled splashbacks surrounding the preparation area. Decorative coving, central heating radiator and at head height within a cupboard unit is the fuse board and electricity meter. Positioned to the rear elevation is a uPVC double glazed window and a door giving access to the exterior of the bungalow.

**BEDROOM 1**  
11'1" x 12'9" max  
Fitted with a range of bedroom furniture including two single bedside robes and drawer units, over-bed cupboard storage and separate double wardrobes and dresser drawers. Positioned to the front elevation is a uPVC double glazed window. There is a central heating radiator, decorative coving and concealed within a separate folding door double fronted cupboard is the Vaillant combination boiler.

**BEDROOM 2**  
10'0" x 8'9"  
With a timber framed double glazed window to the rear elevation, a central heating radiator and a fixed staircase rising to the attic space.

**SHOWER ROOM**  
5'9" x 6'7"  
Fitted with a quadrant shower cubicle, pedestal hand wash basin and low level wc. There are complementary tiled walls, open shelving unit, electric heated towel rail, central heating radiator and a timber framed double glazed window with privacy glass inset.

**ATTIC SPACE**  
19'2" x 8'9"  
With a Velux skylight, eaves storage to the front and rear elevations, central heating radiator and hatch leading to the original roof access point.

**OUTSIDE**  
To the rear is a well established cottage style garden with the frame of a former garden tool shed/store now in need of repair and an attached outbuilding which houses the gas meter. There is also a mature garden to the front of the bungalow.

**TENURE**  
Offered with the freehold and its leasehold interest, all details to be confirmed during the conveyancing process.

**COUNCIL TAX BAND B**