



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 1 Tom Lane, Huddersfield, HD4 5PU Offers In The Region Of £249,995

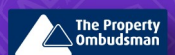
Nestled in the charming village of Crosland Moor in Huddersfield, this detached property exudes a sense of tranquillity and comfort. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply unwinding after a long day.

Boasting three bedrooms, this property offers ample space for a growing family or those in need of a home office or guest room. The bathroom provides a relaxing retreat, ideal for a soothing soak after a busy day.

One of the standout features of this property is the detached car port, providing parking space for two vehicles, ensuring convenience and peace of mind for homeowners with multiple cars.

With no upper chain, the process of making this house your home is made even smoother. The ideal family-sized accommodation, this property is ready to welcome new owners who

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### ENTRANCE DOOR

UPVC entrance door with feature glass panel leads to:

### RECEPTION HALLWAY



Welcoming reception hallway with staircase rising to the first floor landing. There is a second uPVC entrance side door and access to the cellar. Finished with coved ceiling, delph rack, security alarm panel and wall mounted gas central heated radiator. Doors leading to:

### ACCESS TO THE CELLAR

Staircase descends to the useful cellar, containing a second living room/area. This cellar is a large area, scaling the footprint of the ground floor. An ideal space for converting into additional bedrooms, utility room, relocation of kitchen etc (SUBJECT TO APPROPRIATE PLANNING)

### LOUNGE 12'11" x 12'2" (3.94m x 3.71m)



Spacious lounge with large uPVC window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a modern fire surround with inset coal effect electric fire with marble effect back and hearth. Finished with a T.V point, telephone point and wall mounted gas central heated radiator:

### DINING AREA 12'2" x 10'11" (3.71m x 3.34)



Well appointed dining area offering ample space for dining table and chairs with patio doors leading into the conservatory. Finished with coved ceiling, wall mounted gas central heated radiator and wood effect laminate flooring:

### KITCHEN AREA 8'9" x 6'11" (2.68m x 2.13m)



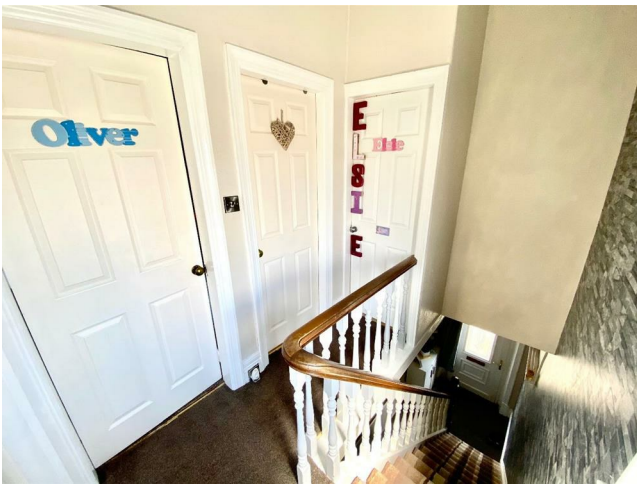
Modern kitchen with twin aspect uPVC windows overlooking the front and rear aspect. Featuring a matching range of base and wall mounted units in Light Oak Wood effect with brushed chrome effect fittings and complimentary laminated working surfaces. Incorporating a ceramic one and a half bowl sink unit with drainer and mixer tap, integral electric oven and four ring gas hob with extractor fan over. Offering space for an undercounter fridge/freezer and plumbing for a dishwasher. Finished with inset ceiling spotlighting and wood effect laminate flooring:

### CONSERVATORY 9'9" x 7'11" (2.98m x 2.43m)



A wonderful addition is this conservatory which is set to the rear aspect of the property, offering views of the garden and uPVC sliding doors leading to the rear:

### TO THE FIRST FLOOR LANDING



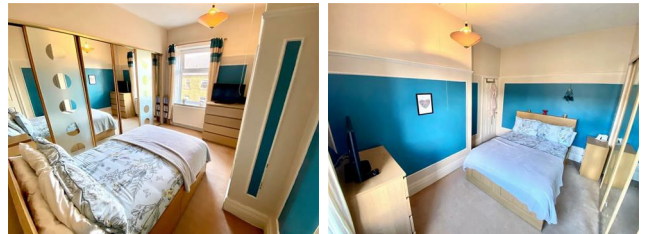
Staircase leads to the first floor landing uPVC opaque window to the side aspect and access to the loft. Finished with coved ceiling and doors leading to:

### HOUSE BATHROOM



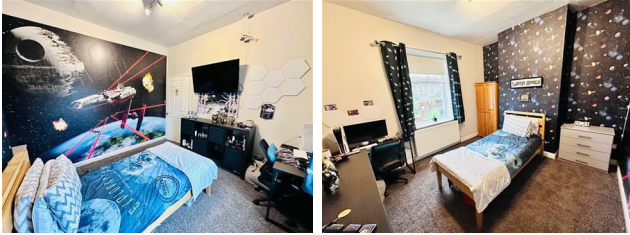
Partly tiled house bathroom with uPVC opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, consisting of: corner bath with mains fitted shower over and hot and cold taps, shell style hand wash pedestal basin with hot and cold taps and a low level flush w/c. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

### BEDROOM ONE 12'11" x 10'8" (3.94m x 3.27m)



Good sized double bedroom with uPVC window overlooking the front aspect, featuring built-in mirrored sliding door wardrobes to one wall. Finished with picture rail and wall mounted gas central heated radiator:

### **BEDROOM TWO 12'2" x 10'11" (3.71m x 3.34m )**



Second double bedroom with uPVC window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

### **BEDROOM THREE 9'1" x 6'11" (2.78m x 2.11m)**



Third bedroom with uPVC window overlooking the front aspect. Finished with vertical wall mounted gas central heated radiator:

### **EXTERNALLY**



Externally the property offers low maintenance, shale garden to the front aspect with stepping stones, stone wall boundary and steps leading to the front door. To the side aspect is ample off road parking via the driveway and detached carport. The rear boasts an extensive, mainly block paved garden with patio area and laid to lawn section finished with fenced boundaries. An ideal space for the keen gardener and for entertaining outdoors during the summer months:

### **ABOUT THE AREA**

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Oak Primary School, Beaumont Primary Academy, Moor End Academy, Crow Lane Primary & Foundation Stage School, Huddersfield Grammar School & Nursery,

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### **Council Tax Bands**

The council Tax Banding is "C"

Please check the monthly amount on the Kirklees Council Tax Website.

### **Tenure**

This property is Freehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/7507-0384-3002-0007-8406>

### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3245994](https://sprift.com/dashboard/property-report/?access_report_id=3245994)

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be

materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

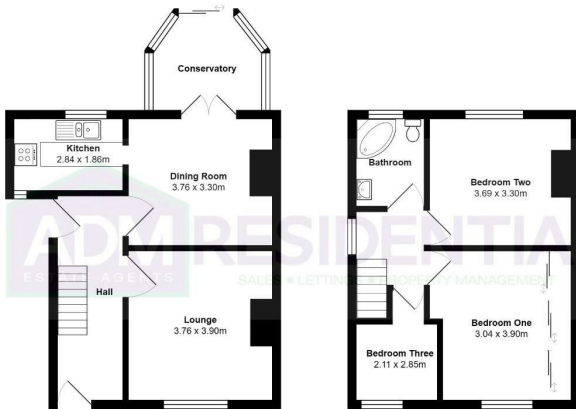
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## Floor Plan



All measurements are approximate and for display purposes only

## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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