



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 18 Cranwood Drive, Huddersfield, HD5 9YH

### Asking Price £225,000

**\*ONWARD VIEWS!\*** **\*AMAZING FLOOR SPACE\*** Offered for sale by ADM Residential is this extended, semi-detached property on Cranwood Drive with elevated views across Dalton and Huddersfield. This offers a perfect opportunity for any buyer looking for versatile living accommodation. The property boasts spacious accommodation set over two floors, briefly comprises of: Side entrance L-shaped hallway, kitchen with onward views, a fantastic 28ft versatile living space, a separate shower room, second reception room which leads to bedroom four. Staircase leads to the first floor landing with access to a further three bedrooms and the house bathroom with four piece suite. There is also access to the integral garage with electric door and a useful utility room housing the combi-boiler. Cranwood Drive is situated in a friendly neighbourhood set back from the main flow of traffic, with local amenities and schools within easy reach, making it a fantastic location for families. Do not miss the chance to make this delightful property your own! Contact ADM Residential to arrange your viewing! **\*VIRTUAL VIEWING AVAILABLE\*** **\*NO CHAIN\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





### **SIDE ENTRANCE DOOR**

UPVC entrance side door with opaque glass panel leads to:

### **L-SHAPED HALLWAY 10'4 x 8'2 (3.15m x 2.49m)**



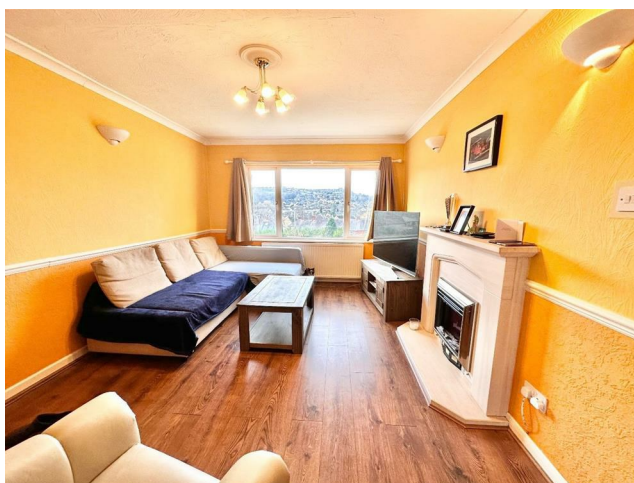
Reception L-shaped hallway with doors leading to all rooms on the first floor. Finished with coved ceiling, dado rail, wall mounted gas central heated radiator and wood effect laminate flooring:

### **KITCHEN 10'4" x 7'7" (3.16 x 2.32)**



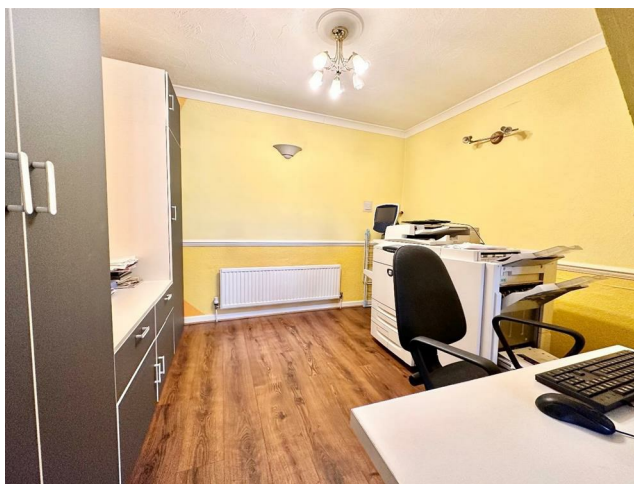
Situated to the front of the property is the kitchen with uPVC double glazed window overlooking the onward views. Featuring a matching range of base and wall mounted units in Cream with roll edged laminate working surfaces, tiled splash backs, inset stainless steel sink unit with drainer and mixer tap. There is a gas cooker point with pull out extractor hood over, plumbing for an automatic washing machine and space for a free standing fridge freezer. Finished with coved ceiling and wood effect laminate flooring:

### **LOUNGE AREA 28'1" x 10'9" (8.56m x 3.28m)**



A 28ft lounge set to the front aspect with uPVC double glazed window taking full advantage of the far reaching views. Featuring a modern fire surround with matching back and hearth with inset electric fire. There is a T.V point, telephone point, coved ceiling, triple aspect wall mounted lighting and dado rail. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

### **OFFICE AREA/DINING SPACE**



The rear section of the lounge is currently used as an office space with the possibility to partition it off into two separate spaces. Finished with coved ceiling, wall mounted lighting, dado rail, wall mounted gas central heated radiator and wood effect laminate flooring:

### MODERN SHOWER ROOM



Modern shower room with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: corner shower cubicle with sliding glass doors and mains fitted shower over, hand wash vanity unit with mixer tap and low level flush w/c. Finished with tiled effect vinyl flooring:

### SECOND RECEPTION ROOM 14'1" x 7'7" (4.31 x 2.32)



The property benefits from a second reception room which is currently used as a home gym with uPVC double glazed window to the side aspect and patio doors leading onto the rear patio garden. Finished with coved ceiling, dado rail, LED mood lighting, wall mounted gas central heated radiator and rubber tile flooring:

### BEDROOM FOUR 11'3" x 8'0" (3.45 x 2.45)



Good sized double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with coved ceiling, wall mounted gas central heated radiator and wood effect laminate flooring:

### TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with doors leading to all rooms:

### MODERN FOUR PIECE BATHROOM 7'8 x 5'5 (2.34m x 1.65m)



Partly tiled house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a four piece suite in white with chrome effect fittings, comprises of: panelled bath with hot and cold taps, shower cubicle with mains fitted shower and glass door, hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:



### **BEDROOM ONE 11'7" x 10'10" (3.55 x 3.31)**



Spacious primary bedroom with uPVC double glazed window overlooking the front aspect with onward views. Featuring built-in mirrored sliding door wardrobes to one wall with bulk-head storage. Finished with wall mounted gas central heated radiator:

### **BEDROOM TWO 11'7" x 8'3" (3.55 x 2.53)**



Second good sized bedroom with uPVC double glazed window overlooking the front aspect. Finished with built-in wardrobes and overhead storage cupboards to one wall and wall mounted gas central heated radiator:

### **BEDROOM THREE 10'10" x 5'11" (3.31 x 1.81)**



Third bedroom with uPVC double glazed window to the rear aspect overlooking the woodland views. Finished with built-in storage cupboard and wall mounted gas central heated radiator:

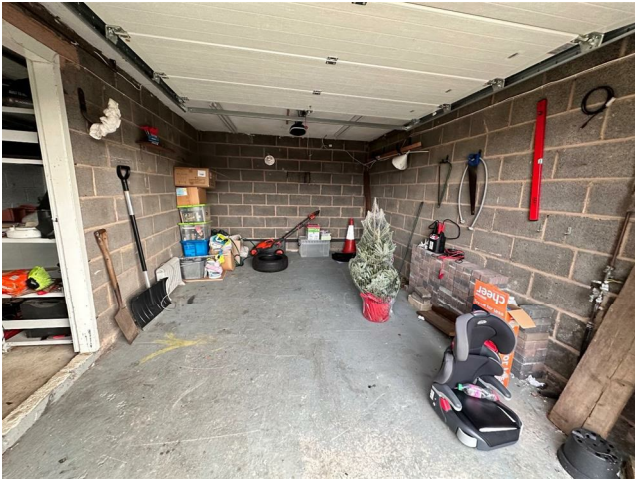
### **EXTERNALLY**



Externally the property boasts an extensive driveway to the front aspect, which does require relaying, leading to the integral garage providing ample off road parking. To the rear is a decked patio garden providing an ideal space to enjoy the summer months and a further laid to lawn garden area with mature shrubs and finished with fenced boundaries:



## GARAGE WITH ELECTRIC DOOR



An integral garage with recently fitted electric door, power and light. Door leads to:

### UTILITY ROOM 15'10" x 7'11" (4.83 x 2.43)

Useful utility room with uPVC double glazed opaque window to the front aspect which houses the boiler and offers plumbing for an automatic washing machine with a stainless steel sink unit:

### VIEWS

Woodland and elevated views across Dalton and Huddersfield:

### 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: Hill View Academy, Dalton School Junior Infant And Nursery, Southgate School, All Hallows C Of E Primary School

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.

### ABOUT THE VIEWINGS

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

Tel- or our office mobile on Mobile Number

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

### Key Facts For Buyers

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3953201](https://sprift.com/dashboard/property-report/?access_report_id=3953201)

### 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/5802-7364-8002-0002-8506>

### Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

### 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.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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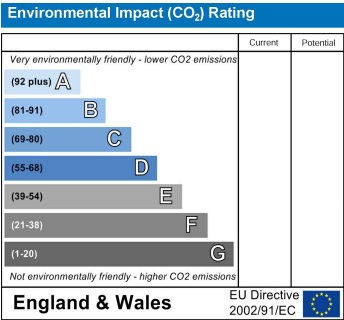
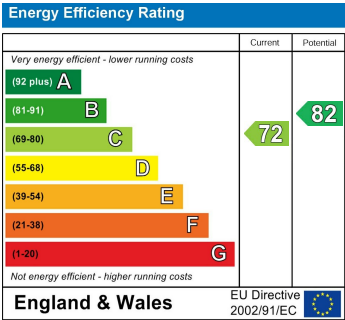
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## Floor Plan



## Energy Efficiency Graph



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