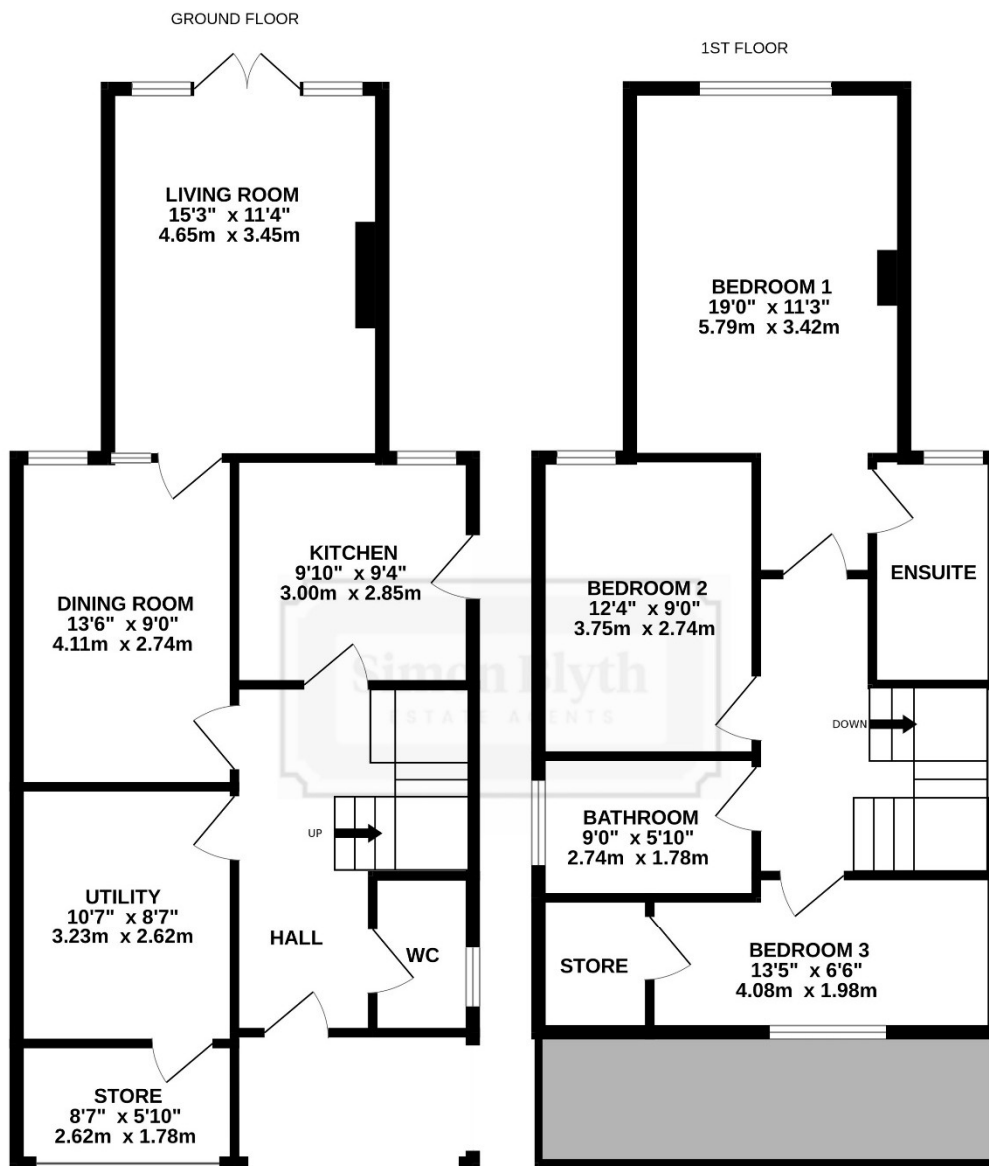




4a Hob Lane, Crosland Hill, Huddersfield, HD4 5NY



HOB LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62026

PROPERTY DESCRIPTION

An individual modern three-bedroom detached house with a beautifully presented and tastefully appointed interior.

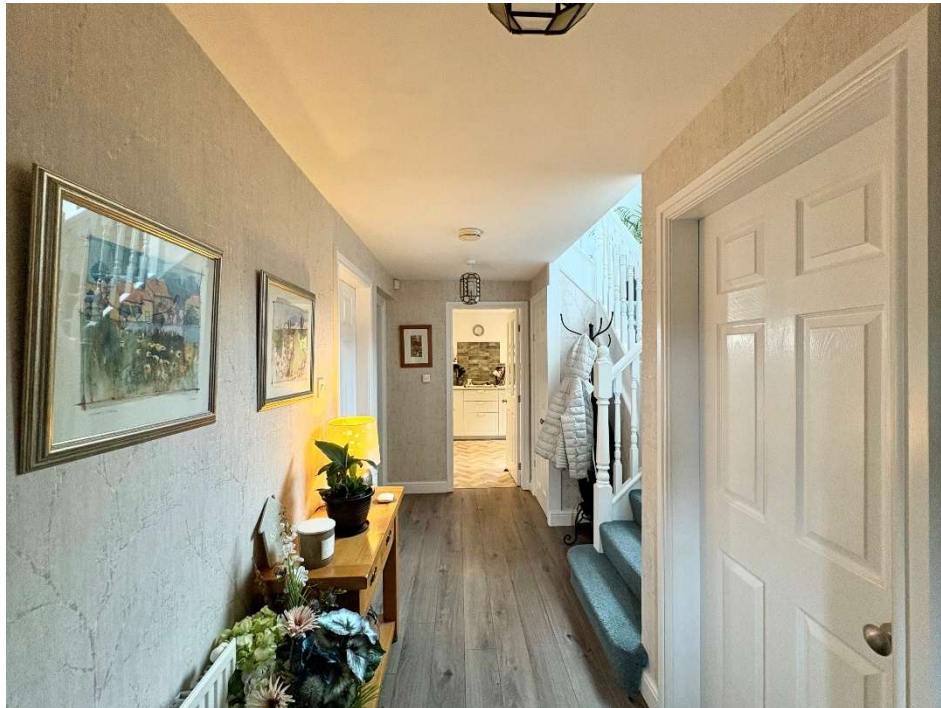
The property has a well-planned interior with a gas central heating system, uPVC double glazing and comprises to the ground floor, entrance hall, downstairs w/c, living room (15'3 x 11'4) with French doors leading onto the rear garden, separate dining room (13'6 x 9), modern fitted kitchen (9'10 x 9'4) with integrated appliances and garage converted into a utility room and store. To the first floor a landing leads to bedroom 1 (19 x 11'3), en-suite shower room (7 x 5), bedroom 2 (12'4 x 9), bedroom 3 (13'5 x 6'6) and bathroom (9 x 5'10).

Externally there is a block paved parking area across the front and to the rear a low maintenance garden with flagged patio and ornamental pond.

£325,000

GROUND FLOOR

ENTRANCE HALL



DOWNSTAIRS W.C.



LIVING ROOM

Measurements- 15'3" x 11'4"



DINING ROOM

Measurements- 13'6" x 9'0"



KITCHEN

Measurements- 9'10" x 9'4"



UTILITY ROOM

Measurements- 10'7" x 8'7"

STORE

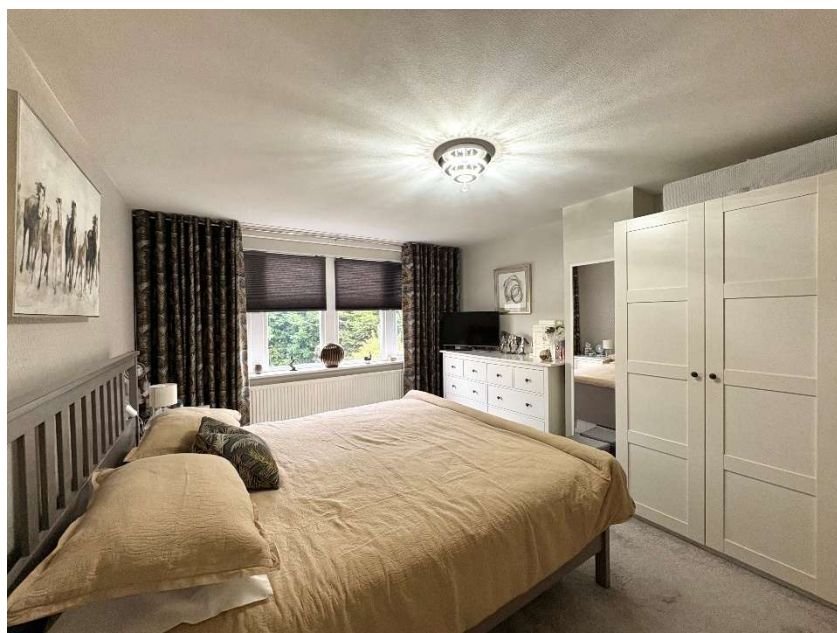
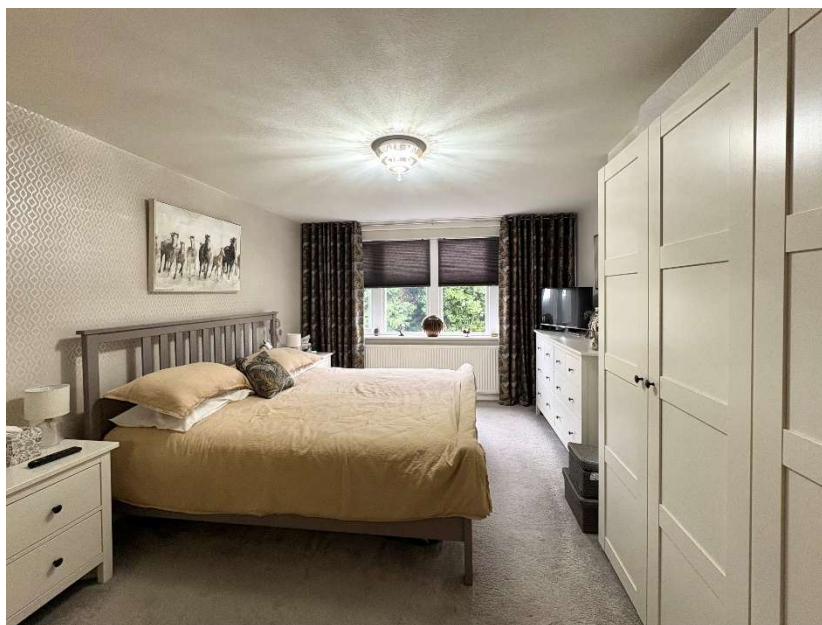
Measurements- 8'7" x 5'10"

FIRST FLOOR

LANDING

BEDROOM ONE

Measurements- 19'0" x 11'3"



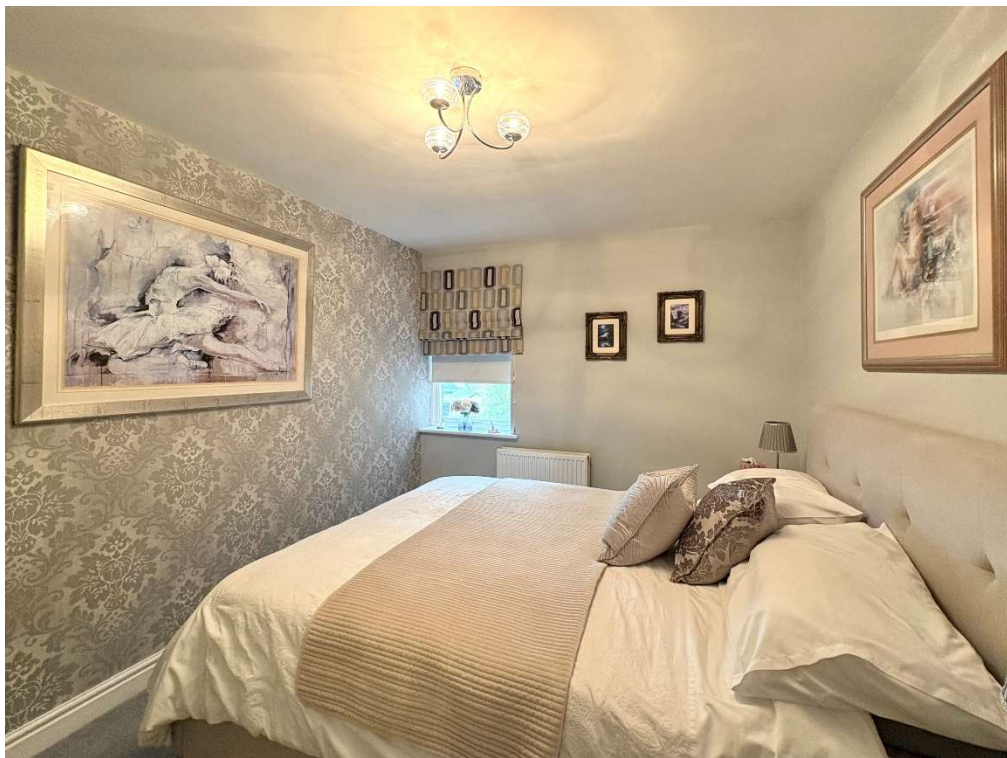
EN-SUITE

Measurements- 7'5" x 5'0"



BEDROOM TWO

Measurements- 12'4" x 9'0"



BEDROOM THREE

Measurements- 13'5" x 6'6"



BATHROOM

Measurements- 9'0" x 5'10"



OUTSIDE

PARKING

GARDEN



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – D

Directions- Using satellite navigation enter the postcode HD4 5NY

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Sunday - 11:00 to 14:00



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