



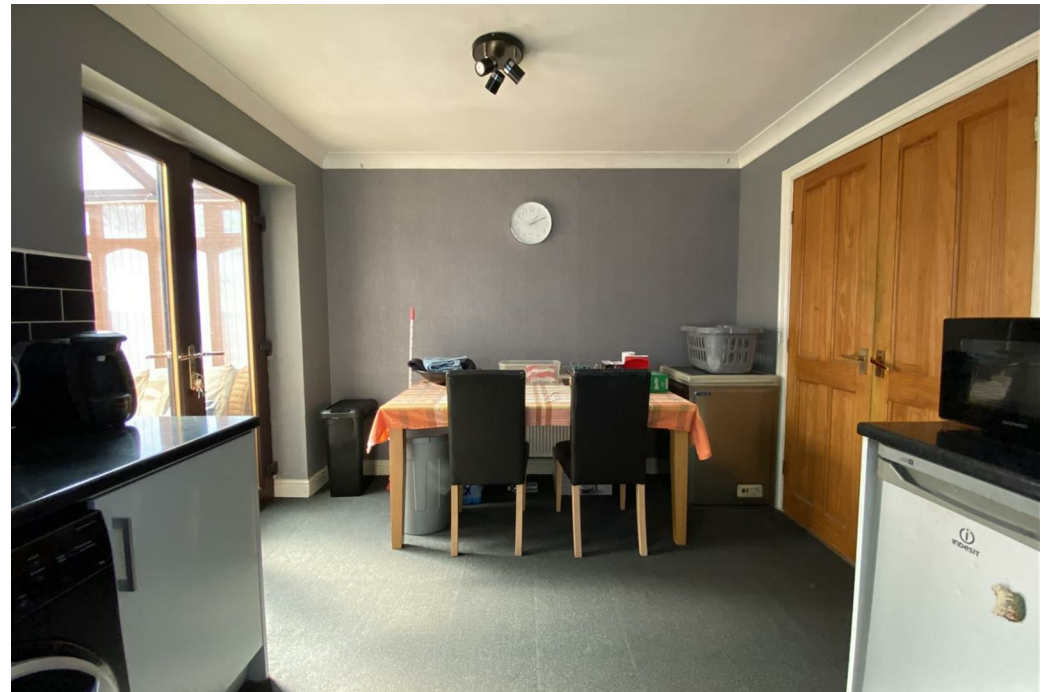
27 Greenside Crescent, Huddersfield, HD5 8QJ
£330,000

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This 5 bedroom, semi-detached property boasts en suite bathrooms to both the master bedroom and guest room, together with an additional family bathroom.

Situated in the popular residential area of Waterloo, where most daily requirements can be satisfied at the nearby Morrisons and M&S supermarkets.

Providing flexible living, the property has accommodation comprising:- Ground floor entrance hall, 3 reception rooms, dining kitchen and master bedroom with en suite. To the first floor, there is a guest room with en suite, 3 further bedrooms and a family bathroom. Forming an ideal purchase for those with a dependent relative. The property also provides gas fired central heating, sealed unit double glazing, integral garaging and gardens to 3 sides.



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

With a central heating radiator and an access door which leads to the lounge.

Lounge

13'9" x 12'6" (4.19m x 3.81m)

Situated to the front of the property, having a central heating radiator, sealed unit double glazed window and an electric and log effect living flame fire set on to a tiled hearth and backdrop with fire surround and mantel.

Dining Kitchen

15'1" x 10'0" (4.60m x 3.05m)

Double doors lead from the lounge into the dining kitchen which is fitted with a range of matching wall and base units with laminated working surfaces, part tiled walls and a tiled floor to the kitchen area.

There is a gas cooker point, overhead extractor fan and light, inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, integral fridge, built-in dishwasher, central heating radiator and a set of uPVC double glazed doors which lead into the conservatory.

Conservatory

10'0" x 7'8" (3.05m x 2.34m)

Having sealed unit double glazed windows to 3 sides and French door leading out to the rear garden.

Sitting Room

16'0" x 10'0" (4.88m x 3.05m)

A second sitting room which is fitted with an electric log effect living flame fire which is set on to a marble effect hearth and backdrop. There is also a central heating radiator and uPVC patio doors with Juliet balcony.

Master Bedroom

16'0" x 14'7" max inc en suite (4.88m x 4.45m max inc en suite)

This generous master bedroom has a central heating radiator, uPVC double glazed windows to the side and French doors giving direct access to the rear gardens.

En suite Wet Room

Furnished with a low flush WC, hand wash basin and walk-in shower area. There is also a central heating radiator and full tiling to the walls.

FIRST FLOOR:

Landing

With spindle rail balustrade.

Bedroom

15'8" x 14'0" plus eaves area (4.78m x 4.27m plus eaves area)

There is a central heating radiator, sealed unit double glazed windows to the side and rear and a door which leads through to the en suite.





En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and double width shower cubicle. There is also a central heating radiator and Velux window.

Bedroom

9'11" x 9'5" (3.02m x 2.87m)

Situated to the rear of the property, having a central heating radiator and a sealed unit double glazed window.

Bedroom

8'10" x 5'11" inc bulkhead (2.69m x 1.80m inc bulkhead)

Having a sealed unit double glazed window and bulk-head storage cupboard.

Bedroom

12'0" x 9'10" (3.66m x 3.00m)

Having a central heating radiator and uPVC double glazed window.

Bathroom

Being fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with mixer taps and shower attachment. There is also a central heating radiator and sealed unit double glazed window.

OUTSIDE:

To the front of the property there is a block paved parking apron with adjacent block paved driveway and access to a covered car port area which in turn leads to the garage. To the side of the property there is an additional driveway with block paved parking apron and access to the rear. The rear garden is tiered with lawned gardens and mature borders.

Garage

15'9" x 9'11" (4.80m x 3.02m)

Accessed via a an up and over door. The garage provides power and lighting. There are also 2 store rooms/workshop areas to the rear of the garage.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Leasehold - Term: 999 years from 1 November 1990

Rent : £50 rising to £100

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







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	71	77
	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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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