



Sandene Avenue, Crosland Moor, Huddersfield, HD4 5LT

welcome to

Sandene Avenue, Crosland Moor, Huddersfield

Spacious 4-bed semi-detached home with 2 reception rooms, bright living room area with patio doors, and an en-suite to main bedroom. Front & rear gardens with field views and fruit trees. Garage, driveway & parking for convenience. Close to schools, transport links and local walks.



Lounge

20' 11" x 9' 10" (6.38m x 3.00m)

Kitchen

9' 1" x 15' 4" (2.77m x 4.67m)

Dining Room

10' 9" x 13' 1" (3.28m x 3.99m)

Bedroom One

9' 7" x 5' 10" (2.92m x 1.78m)

Bedroom Two

6' x 10' 4" (1.83m x 3.15m)

Bedroom Three

5' 11" x 12' 6" (1.80m x 3.81m)

Bedroom Four

14' x 8' 6" (4.27m x 2.59m)

Bathroom**Agents Note**

The property is of non-standard construction, please seek confirmation of lending ability and liaise with your conveyancer.



view this property online williamhbrown.co.uk/Property/HDF118094



welcome to

Sandene Avenue, Crosland Moor Huddersfield

- Four well-proportioned bedrooms
- Two versatile reception rooms
- Bright living room
- Rear garden with field views
- Garage, driveway & off-street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: A

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118094



Property Ref:
HDF118094 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk