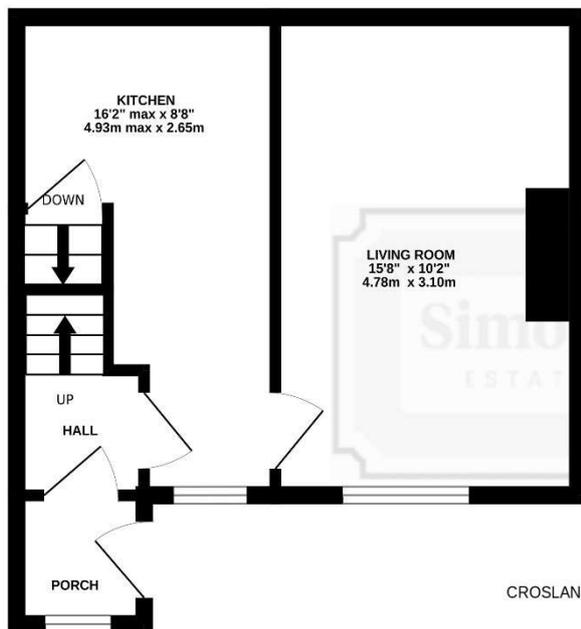
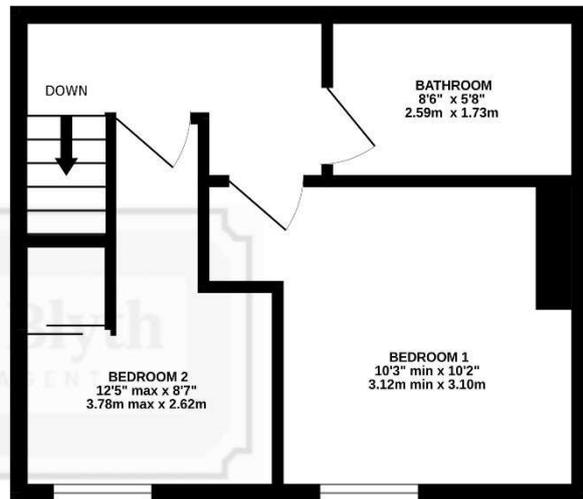


91 Crosland Hill Road, Crosland Hill, Huddersfield, HD4 5NZ

GROUND FLOOR



1ST FLOOR



CROSLAND HILL ROAD

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.
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PROPERTY DESCRIPTION

A beautifully presented rear facing terrace cottage, ideal for someone looking to take their first steps on the property ladder.

The property provides a manageable and well-planned accommodation served by a gas central heating system, uPVC double glazing and comprises to the ground floor entrance porch, entrance lobby, fitted kitchen with integrated appliances and living room.

Basement with cellar. First floor landing leading to two bedrooms and bathroom.

Externally there is a sitting out area along with an open stone outhouse.

There are local shopping facilities in Crosland Moor and accessible for both the town centre and M62 motorway.

Offers Around £145,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 4'6" x 2'8"

With a composite panelled and sealed unit double glazed door with integrated blind, there is a uPVC double glazed window, ceiling light point and herringbone wood effect flooring. From the porch a timber and multi pane glazed door opens into an entrance lobby.



ENTRANCE LOBBY

With herringbone wood effect flooring which continues through into the kitchen. There is a ceiling light point and staircase rising to the first floor.



KITCHEN

Measurements- 16'2" x 8'8"

With a uPVC double glazed window, inset LED downlighters, central heating radiator, herringbone wood effect flooring and fitted with a good range of Farrow and Ball 'Vert De Terre' painted base and wall cupboards and drawers these are complimented by contrasting overlying timber effect worktops with matching splashbacks, there is an inset single drainer sink with monobloc tap, black four ring gas hob with black electric fan assisted oven beneath, under counter space for fridge, under counter space for washing machine, wall hung folding breakfast table and beneath the staircase there are twin timber panelled doors giving access to the basement.



BASEMENT

This is accessed from the kitchen through twin timber panelled doors with stone steps leading down to a useful keeping cellar with stone flagged floor and stone table.

LIVING ROOM

Measurements- 15'8" x 10'2"

This comfortable reception room has a large uPVC double glazed window which provides plenty of natural light, inset LED downlighters, central heating radiator and with Farrow and Ball painted walls in 'pointing' and a wall of colour to the chimney breast and to either side in Farrow and Ball 'Lichen'.



FIRST FLOOR

LANDING

With two ceiling light points, loft access and with panelling to dado height together with central heating radiator. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 10'3" x 10'2"

A double room with ceiling light point, central heating radiator, uPVC double glazed window and chimney breast.



BEDROOM TWO

Measurements- 12'5" maximum x 8'7"

This is situated adjacent to bedroom one and has uPVC double glazed window, ceiling light point, central heating radiator and cupboard over the bulkhead.



BATHROOM

Measurements- 8'6" x 5'8"

With ceiling light point, extractor fan, there is borrowed light from a high-level frosted timber and glazed window from bedroom one. There are part tiled walls and fitted with a suite comprising panelled bath with glazed shower screen and Triton electric shower fitting over, pedestal wash basin and low flush w.c.



OUTSIDE

GARDENS

There is a hard standing immediately in front of the property which can be used as an area to sit out, there is a right of way over this for the neighbouring properties. Opposite the property there is an open stone-built outhouse.

OUTHOUSE

Measurements- 9'9" x 9'0"

This has the potential to create a garden room and is stone built with a stone slate roof and stone flagged floor.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Leasehold with the remainder of a 999-year lease from the 17/03/1883, no ground rent payable, landlord unknown and indemnity policy in place.

Council tax band – A

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

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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.

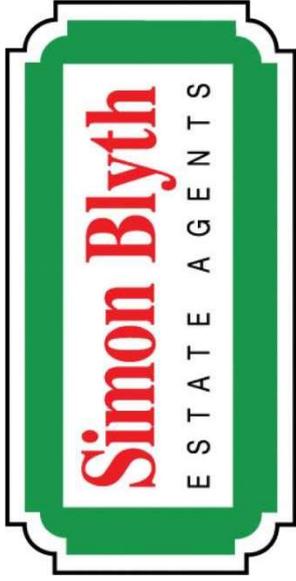
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OFFICE OPENING TIME
7 DAYS A WEEK

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MAIN CONTACTS

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