20 Crosland Hill Road, Crosland Moor, Huddersfield, HD4 5NU

Offers In The Region Of £415,000

bramleys

Tucked back from the main road, in the sought after area of Crosland Hill, is this spacious detached family home. Offering a perfect blend of comfort and convenience, the living accommodation extends to approximately 1,600 square feet making it an ideal home for the young and growing family.

The house boasts two inviting reception rooms, providing versatile spaces for relaxation and entertainment, a breakfast kitchen which is both functional and welcoming, perfect for family meals or casual gatherings, a master bedroom with en suite, 3 further bedrooms and a family bathroom.

Externally the property has garden areas to both front and rear, off road parking and an integral garage. The location is particularly appealing, being just 2.5 miles from Huddersfield town centre, while also offering easy access to the beautiful local countryside and the renowned Crosland Heath golf course.

This delightful home presents an excellent opportunity for those seeking a blend of suburban tranquillity and proximity to urban amenities. With its generous living space and family-friendly features, this property is sure to attract interest from discerning buyers.

GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator and access into:-

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is also a uPVC window to the side elevation and central heating radiator.

Lounge

18'2" x 10'9" (5.54m x 3.28m)

A spacious living room which has a uPVC double glazed window to the front and central heating radiator. There is also a gas and pebble effect living flame fire, set onto a marble effect hearth and backdrop.

Dining Room

11'11" x 10'8" (3.63m x 3.25m)

Peacefully situated to the rear of the property, having wood effect laminate flooring, uPVC double glazed French doors which lead directly out into the rear gardens and a central heating radiator.

Breakfast Kitchen

11'9" x 10'9" (3.58m x 3.28m)

Fitted with a range of wall, drawer and base units with laminated work surfaces and part tiled walls. There is full tiling to the floor, range of integrated appliances including 5 ring gas hob with in-built oven and grill, overhead extractor fan and light, integral dishwasher and fridge, central heating radiator, inset stainless steel sink unit with mixer taps and side drainer, uPVC double glazed window and a rear access door. A staircase rises to the first floor landing.

FIRST FLOOR:

Landing

Bedroom 1

18'2" x 10'9" inc en suite (5.54m x 3.28m inc en suite)

A most spacious master bedroom, with a central heating radiator, uPVC double glazed window and door leading through to the en suite.

En suite Shower Room

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and shower cubicle. There is part tiling to the walls, fully tiled floor, uPVC double glazed window and a central heating radiator.

Bedroom 2

14'3" x 10'6" (4.34m x 3.20m)

Having a uPVC double glazed window and central heating radiator.

Bedroom 3

13'5" max x 10'10" (4.09m max x 3.30m)

With a central heating radiator and uPVC double glazed window.

Bedroom 4

10'10" x 10'1" (3.30m x 3.07m)

Having a central heating radiator and uPVC double glazed window.

Bathroom/WC

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash basin, corner bath and shower cubicle. There are part tiled walls, a fully tiled floor, central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking and in turn gives access to the integral garage. There is also a lawned garden, mature shrubs and gate which gives access down the side of the property. To the rear there is an enclosed lawned garden, with patio seating area, flowerbed borders, mature shrubs and fruit tree.

Garage

With up and over door.

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:

Freehold

COUNCIL TAX BAND:

D

MORTGAGES:

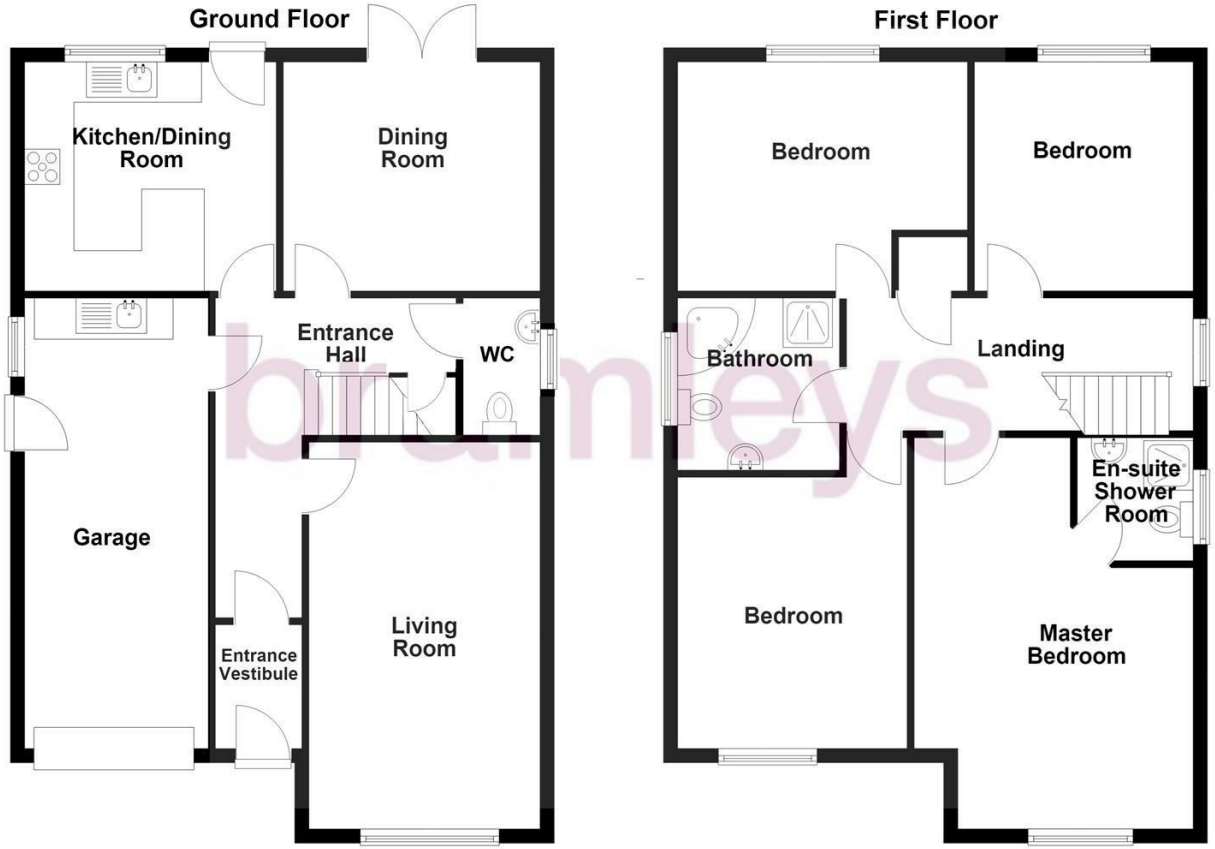
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

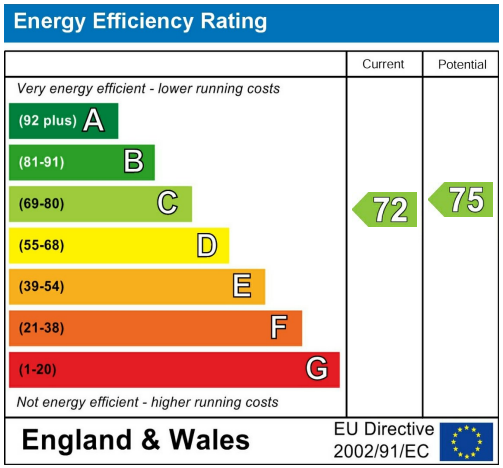
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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