Martin Thornton
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5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



Crosland Fold,
Huddersfield,

Offers in the region of
£500,000

MARTIN THORNTON PLATINUM
This very well presented four double bedroom detached family home was selected off plan by our clients for its position, size of garden and southerly rear aspect. It has undergone a recent makeover, including the fabulous dining kitchen with Quartz worktops, Insinkerator instant hot water tap and integrated appliances. The light and bright interior has been redecorated and comprises an entrance hallway with a galleried landing area above, a large living room incorporating a media wall, a downstairs WC, a large dining kitchen, which has been upgraded and creates an ideal eating and entertaining space, with double doors providing access to the landscaped garden. There is also a utility. The front portion of the garage has been retained with its up-and-over door, with the rear section being a gym/games room/playroom. On the first floor, there are four double bedrooms, the master bedroom with Hammonds built-in wardrobes and an en suite shower room, and a house bathroom which incorporates a separate shower cubicle. The property has gas-fired central heating and uPVC double-glazing. Externally, in front of the property, there is side-by-side parking on the block paved driveway and an electric vehicle charging point. The enclosed rear garden can

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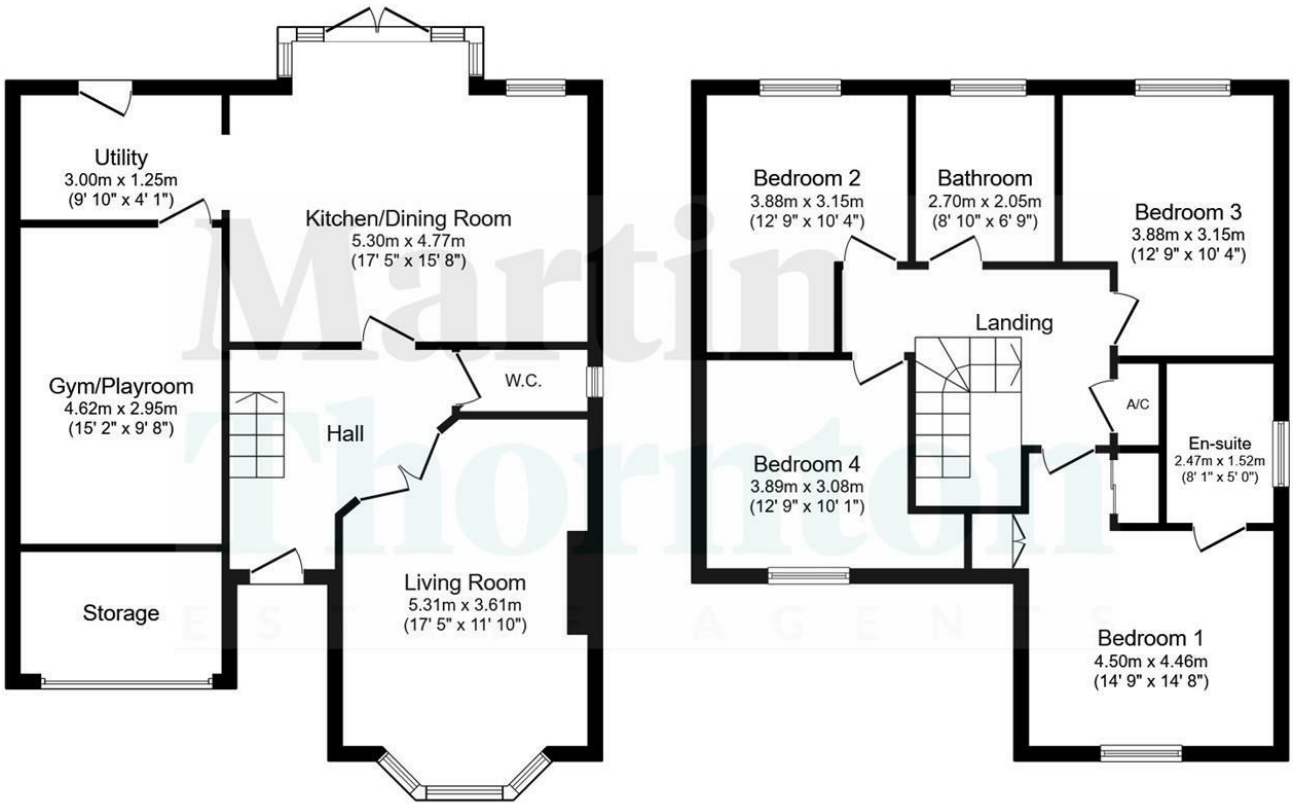
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be a real sun trap, enjoying a southerly aspect. It has a full-width patio, a useful attached store/shed with a tiled roof, railway style sleepers incorporating lighting and mature beds and borders. In the far corner, a timber decked area would make an ideal space for outdoor eating and entertaining, as well as being a perfect place for a hot tub. An internal inspection is an absolute must to appreciate the standard of presentation throughout and the convenience of the location. There are local amenities in Lindley Village, local schooling and it would make a perfect commuter base with access to the M62.

Crosland Fold,
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Floorplan



Ground Floor

First Floor

Total floor area: 140.5 sq.m. (1,513 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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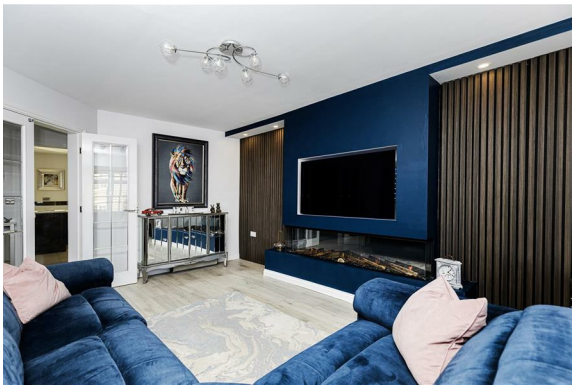
Entrance Hallway

A composite door with decorative glazed panels gives access to the entrance hallway, which is spacious, light and bright. It has a spindle galleried landing area above, a natural colour palette, laminate flooring and a radiator. A staircase rises to the first floor accommodation and a door opens into the downstairs WC.



Living Room

From the entrance hallway, timber and bevelled glazed doors open into the living room. This large reception room is positioned at the front of the property and enjoys a dual aspect, with a side uPVC window and a wide walk-in bay window, both of which incorporate New England style shutters. There is a continuation of the flooring from the entrance hallway. The focal point of the room is the media wall, with a remote control electric fire incorporating lighting, above which is space for a 55 inch flat screen TV. On either side of the media wall, there is acoustic panelling and downlighting. There is plenty of space for furniture and a radiator.



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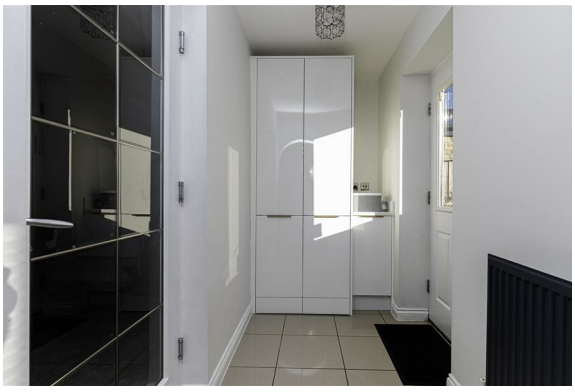
Dining Kitchen

A timber and bevelled glazed door opens into the dining kitchen, which is positioned at the rear of the property and enjoys a southerly aspect. This large open-plan room certainly has the wow factor and has been updated in more recent times. It has Quartz worktops with matching up-stands, extending into the window sill. There is a one-and-a-half bowl sink with an Insinkerator instant hot water tap. Bosch appliances include an induction hob, vented filter hood, electric fan oven and microwave. There is also a Neff dishwasher, integrated Series 8 Bosch coffee machine, fridge, freezer and wine cooler. Beneath the Quartz worktops, there is lighting, along with lighting within the kick space plinths. This room has Porcelanosa flooring, which extends into the adjoining utility, and has plenty of space for a large formal dining table. To the rear elevation, a bay window incorporates uPVC French doors, providing access to the garden. There is provision for a wall-mounted TV with acoustic panelling, and a radiator. An archway leads through to the utility.



Utility

The utility incorporates fitted units and Quartz worktops with matching upstands. It has a large larder style unit with twin doors, housing a freestanding washing machine and tumble dryer. As mentioned, there is a continuation of the Porcelanosa tiled floor. There is a rear composite and glazed door to the garden, and a radiator. A timber and bevelled glazed door leads into the gym/games room.



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Gym/Games Room

This room was created by reducing the size of the garage and is a multipurpose space, be it a gym, games room, playroom, etc. It has a programmable wall-mounted electric heater, provision for a wall-mounted TV and LED downlighting. Concealed is the boiler for the gas-fired central heating system.



Downstairs WC

This room is presented to a high standard and has a white two-piece suite comprising a wall-mounted hand basin and a low-level WC. Of particular note is the Porcelanosa tiled floor. There is half-height wall tiling, an opaque side uPVC window and a radiator.

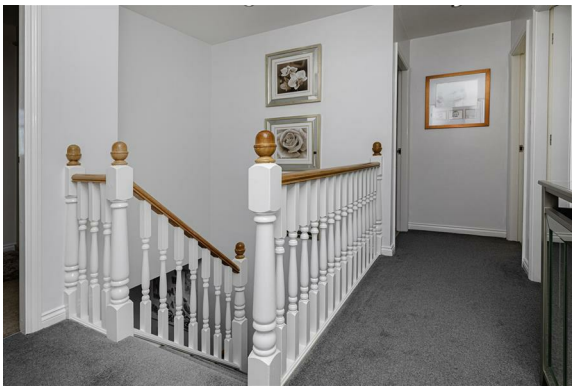


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First Floor Landing

From the entrance hallway, the staircase rises to the spacious first floor landing. It is fresh and bright, having been redecorated in more recent times. It is galleried above the hallway beneath. There is LED lighting and a radiator. A drop-down ladder gives access to useful boarded storage within the loft area, along with electric lighting.



Bedroom One

Positioned at the front of the property, this large double bedroom has quadruple wardrobes, built-in by Hammonds, two of which are mirror fronted sliders. There is plenty of space for further freestanding or fitted furniture, a uPVC window, LED downlighting and a radiator. Being the master bedroom, it has the advantage of an en suite.



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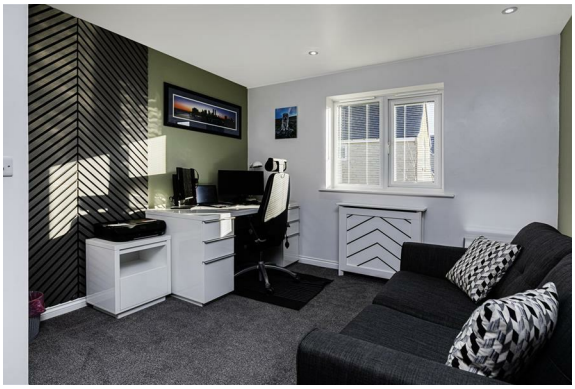
En Suite Shower Room
The stylish en suite has had a makeover in recent times. It has a double shower cubicle with feature aqua panelling and a waterfall style shower fitting, along with an additional hand-held shower attachment. There is a pedestal wash hand basin and a low-level WC. The room has a Porcelanosa tiled floor, appropriate tiling to the walls, LED downlighting, extractor fan, an opaque side uPVC window and a radiator.



Bedroom Two
This light and bright double bedroom is positioned at the rear of the property. It has LED downlighting, plenty of space for freestanding or fitted furniture, a uPVC window and a radiator.



Bedroom Three
Almost identical in size to bedroom two, this double bedroom is rear facing, enjoying the southerly aspect. It is currently utilised as a multipurpose space and has downlighting, decorative acoustic wall panelling and a radiator.



Bedroom Four
Positioned at the front of the property, this double bedroom has an alcove, perfect for freestanding or fitted furniture, and plenty of space for further furniture. It has LED downlighting, a uPVC window and a radiator.



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House Bathroom

The bathroom has been updated in recent times and incorporates a separate shower cubicle with aqua panelling and a wall-mounted shower attachment, a panelled bath, a pedestal wash hand basin and a low-level WC. Above the bath, there is a large mirror. The room has half-height tiling to the walls, LED downlighting, a Porcelanosa tiled floor, an extractor fan and a radiator. Natural light comes from an opaque uPVC window.



External Details

Our clients selected this plot off plan for its southerly aspect and the privacy that it enjoys. A great deal of time and effort has been invested in the redesign and upgrade. In front of the property, there is a shaped lawned garden with Laurels and slate borders incorporating lighting. The lawn extends to the right-hand side. A side-by-side block paved driveway provides parking and there is an EV charger. To the rear of the property there is a large full-width paved patio, accessed from the French doors within the dining kitchen and utility. At the side, a paved pathway leads to a lockable timber gate providing access to the front. The garden itself is enclosed by perimeter fencing/walling, with railway style sleepers incorporating LED remote control lighting, as with the gravel/slate beds. There is external water and, to the opposite side, an attached garden store/shed with lighting and power sockets, along with a tiled roof. From the patio, the sleepers lead up to a level lawn with a timber decked seating area in the corner, incorporating remote control LED lighting. It also has power sockets and an isolator switch, making it a perfect place for a hot tub, for example.



Garage

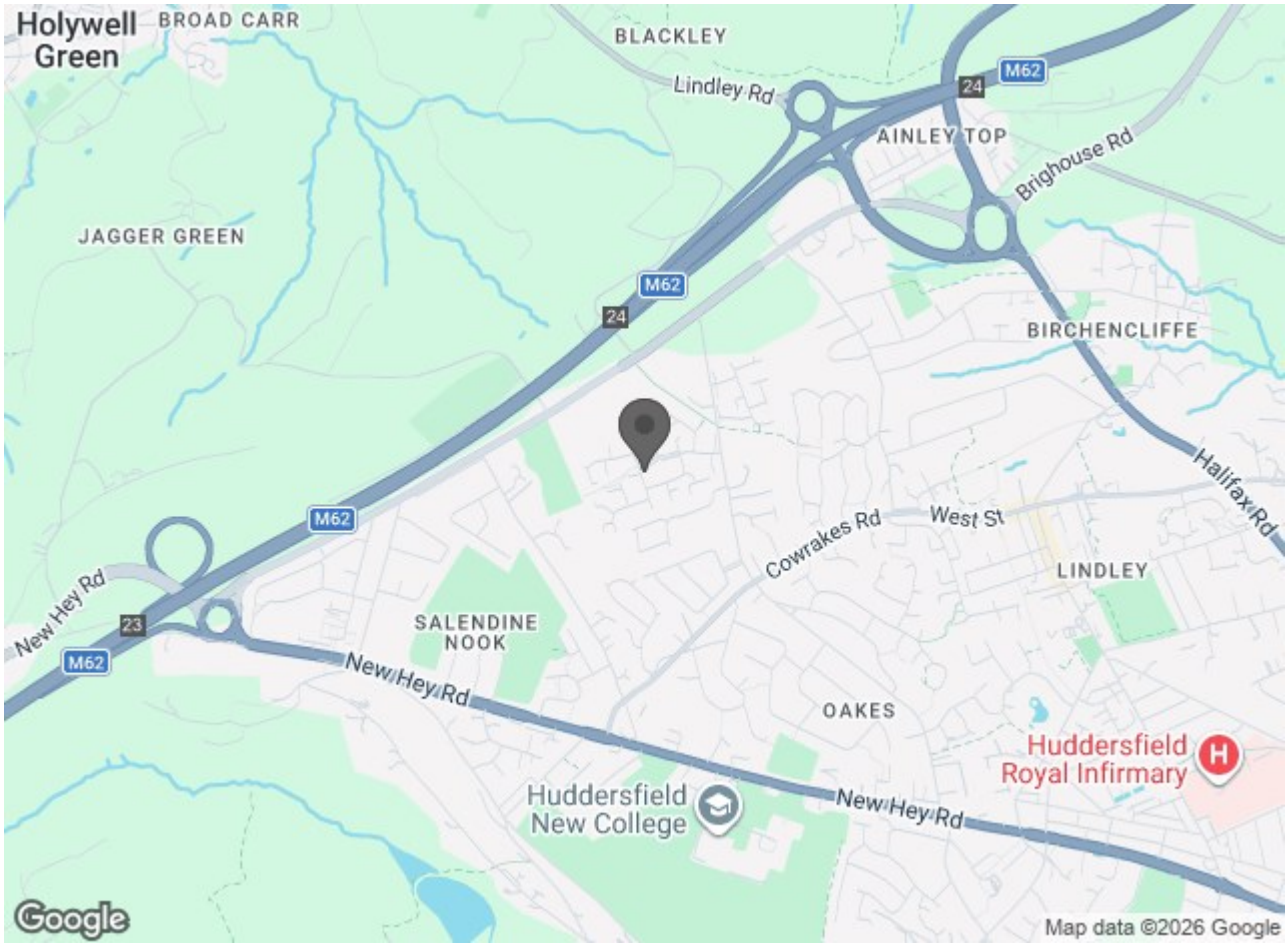
The up-and-over door has been retained and the front portion of the garage is utilised as handy storage. The rear portion has been converted into a gym/playroom/games room.

Tenure

The vendor informs us that this property is Freehold.

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Directions



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