



5 Stonefield Avenue, Crosland Moor, Huddersfield, HD4 5QG

£268,000

**bramleys**

## NO UPPER CHAIN

This charming stone-built detached bungalow is situated on a quiet cul-de-sac, offering well maintained accommodation and being ready for the new owner to decorate/refurbish to their own taste and style. Having a modern central heating boiler, uPVC double glazing, three double bedrooms (one ground floor, two at first floor level) and two reception rooms both with feature bay windows.

There is ample off road parking with long driveway leading to a detached garage, complete with an electric door and mature gardens to the front and rear, which are well-stocked with a variety of plants, shrubs and small decorative trees, an ideal space to sit out in the warmer months.

Being offered for sale with no vendor chain, the property is conveniently located for local amenities within Crosland Moor and is also approximately 2.5 miles from Huddersfield town centre.



## GROUND FLOOR:

Enter the property via a uPVC entrance door.

### Entrance Hall

A bright and welcoming entrance hall which has a staircase rising to the first floor, under-stair storage and a central heating radiator.

### Lounge

14'4" max into bay x 11'11" (4.37m max into bay x 3.63m)

A generously sized reception room which has a large uPVC double glazed bay window to the front, a fireplace surround with gas fire, wall light points and a central heating radiator.

### Dining Room

14'4" max into bay x 11'11" (4.37m max into bay x 3.63m)

Another good sized reception room which is fitted with a large uPVC double glazed window to the front, wall light points, gas fire, a central heating radiator and sliding doors to the kitchen.

### Kitchen

11'9" x 10'11" (3.58m x 3.33m)

The kitchen is fitted with a range of base units with working surfaces over and a stainless steel sink unit. There is space for an under counter fridge and plumbing for a washing machine, gas cooker point and a useful built-in cupboard which houses the modern central heating boiler and fuse box. The kitchen also has part tiling to the walls, two uPVC double glazed windows overlooking the rear garden and there is an external side uPVC entrance door.

### Bedroom

11'1" x 9'9" (3.38m x 2.97m)

This bedroom is of double proportions, with a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

### Shower Room

Being furnished with a 3 piece white suite comprising of a walk-in shower, vanity wash hand basin with storage beneath and a low flush WC. There is also a uPVC double glazed window and fully tiled walls.



## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the front.

### Bedroom

11'10" x 11'1" (3.61m x 3.38m)

Another bedroom of double proportions, which has fitted wardrobes and dressing table, access to the eaves, a central heating radiator and a uPVC double glazed window.

### Bedroom

11'10" x 11'4" (3.61m x 3.45m)

Also having fitted wardrobes, a central heating radiator, access to the eaves and a uPVC double glazed window.

## OUTSIDE:

To the front is a well stocked mature garden with lawn and planted borders. A long driveway provides off road parking and leads to a detached garage with remote operated front door. The garage has an inspection pit. To the side of the property is a useful built garden store. The rear garden has a lawn, planted borders and timber garden shed.

## 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.

## DIRECTIONS:

Leave Huddersfield via Manchester Road (A62),

Proceed through the traffic lights at Longroyd Bridge. At the next set of traffic lights bear left and continue up Blackmoorfoot Road, after passing the new development of houses on your left hand side, take a right hand turn onto Tom Lane, turn right onto Stonefield Road and then left onto Stonefield Avenue where the property can be found on the left hand side.

## TENURE:

Freehold

## 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.

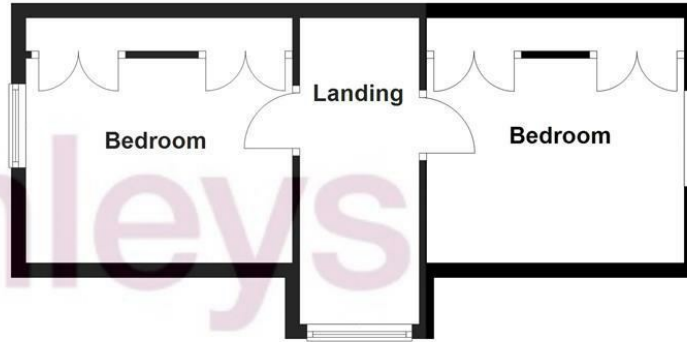




**Ground Floor**

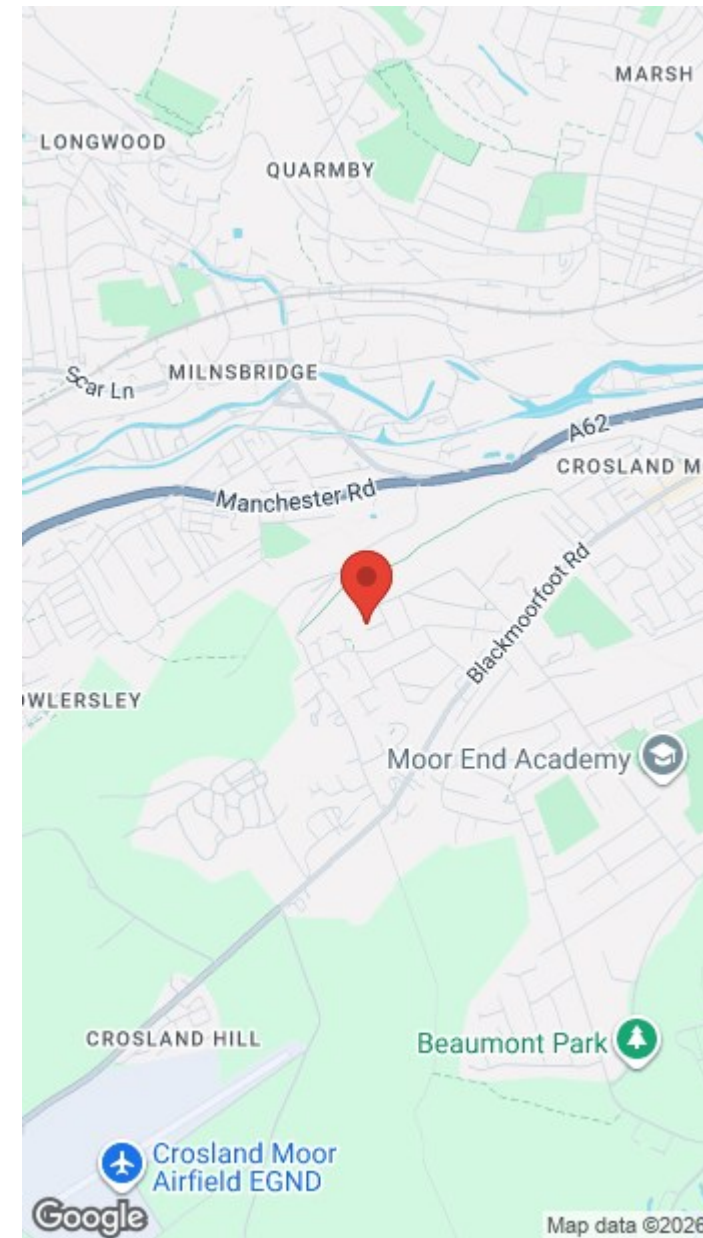


**First Floor**



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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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