



15 Sandpiper Court, Crosland Moor, Huddersfield, HD4 5FB
Asking Price £250,000

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Viewings are highly recommended to truly appreciate the position of this well maintained home.

This beautifully presented 3 bedroom semi-detached property, offers the perfect balance of privacy and convenience, being close to schools and local amenities. Featuring off-road parking with an EV charging point, a welcoming kitchen which opens into a bright lounge with bi-fold doors to the garden, plus a ground floor WC and storage, it's ideal for modern family living.

Upstairs there are three good sized bedrooms, two with fitted wardrobes, including a master with en-suite, along with a stylish family bathroom. Externally, the property boasts a front garden, generous driveway, and a stunning landscaped garden to the rear with artificial lawn, raised stone patio under a glass-roofed veranda, further patio space and summerhouse.

Energy Rating: B





GROUND FLOOR:

An external door gives access into:-

Breakfast Kitchen

12'1" x 16'5" (3.68m x 5.00m)

A generously proportioned modern breakfast kitchen, which is open plan to the lounge. Fitted with a range of wall, drawer and base units complemented by contemporary work surfaces. Features include an integrated induction hob with stainless steel splash back and extractor, electric oven, built-in microwave, and fridge-freezer, with space provided for a washing machine. A marble-effect central island adds both style and functionality. The room benefits from LVT flooring, two central heating radiators, an understairs storage cupboard and a double glazed window.

Lounge

16'5" x 9'11" (5.00m x 3.02m)

Spacious reception room, tastefully decorated in a modern style. Enhanced by a feature electric wall fire and central heating radiator, with LVT flooring throughout. Double-glazed patio doors open to the rear patio area.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is tiling to the splash backs and a central heating radiator.

FIRST FLOOR:

Landing

Having access to the loft via a ceiling hatch. There is also a central heating radiator, uPVC double glazed window to the side elevation and a useful storage cupboard, which houses the boiler.

Bedroom

9'3" max x 12'2" (2.82m max x 3.71m)

A spacious bedroom, having useful built-in wardrobes with shelving and hanging space, a central heating radiator and a uPVC double glazed window to the rear elevation, enjoying lovely views. This room benefits from an en-suite shower room.

En-suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a

shower cubicle with showerhead attachment. There is tiling to the full ceiling height and a heated towel rail.

Bedroom

9'9" x 9'3" (2.97m x 2.82m)

A good sized bedroom, having built in wardrobes with shelving and hanging space, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

6'11 x 10'9 max (2.11m x 3.28m max)

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear elevation. There is also a useful alcove, providing space for a wardrobe or desk.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is tiling to the full ceiling height, a heated towel rail and a uPVC double glazed obscure window to the front elevation.

OUTSIDE:

Externally, this attractive home offers excellent features including a side driveway with EV charging point and a small garden area to the front. To the rear, the property boasts a raised stone-flagged patio area, ideal for al-fresco dining, beneath a veranda with a toughened glass roof and side panel. There is also a low maintenance lawned area and a further patio area with summerhouse.

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 Manchester Road (A62), passing through the traffic lights at Longroyd Bridge. At the next set of traffic lights take the left fork into Blackmoorfoot Road and continue up this road. On reaching the former site of St Lukes hospital on the left, the entrance to the Avant development can be found. Here turn left into Turnstone Way, follow the road round and then turn left into Sandpiper Court, continue to the end of the road, and take a further left where the property can be found on the left hand sign via a Bramley's for sale board.



TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

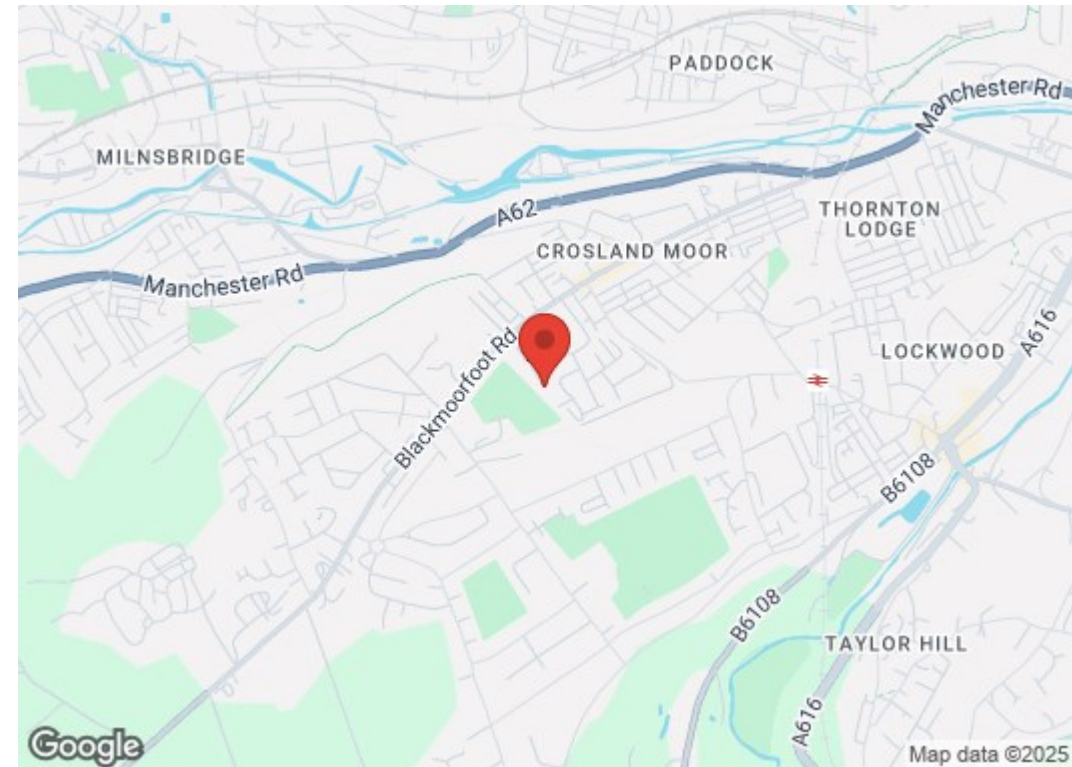
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

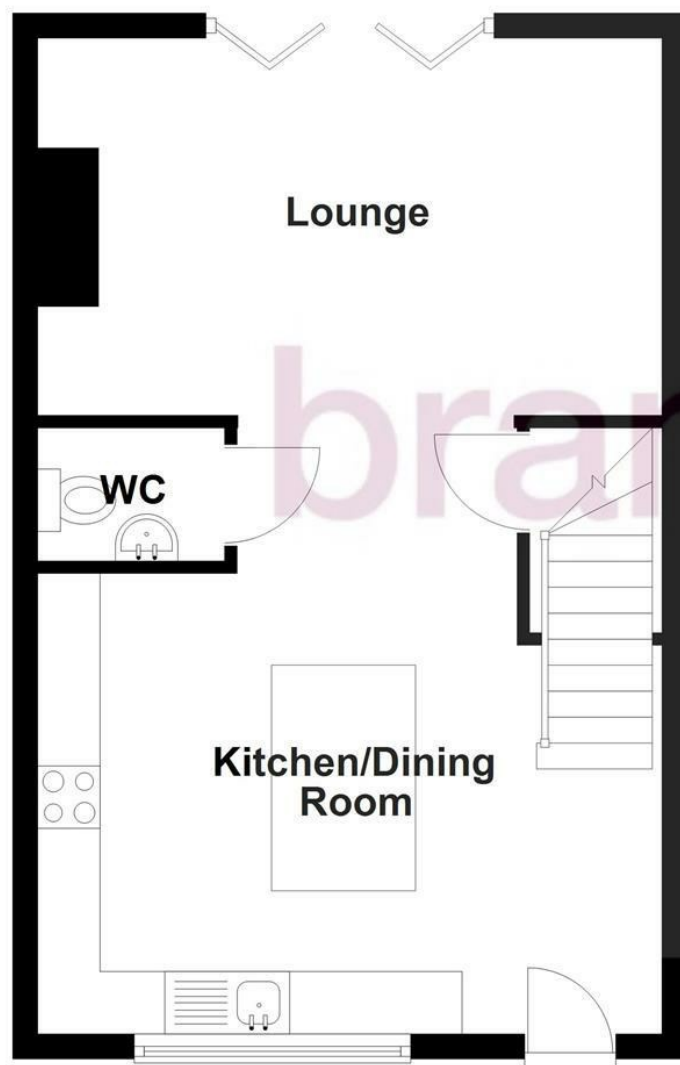
Please call our office to book a viewing on 01484 530361.



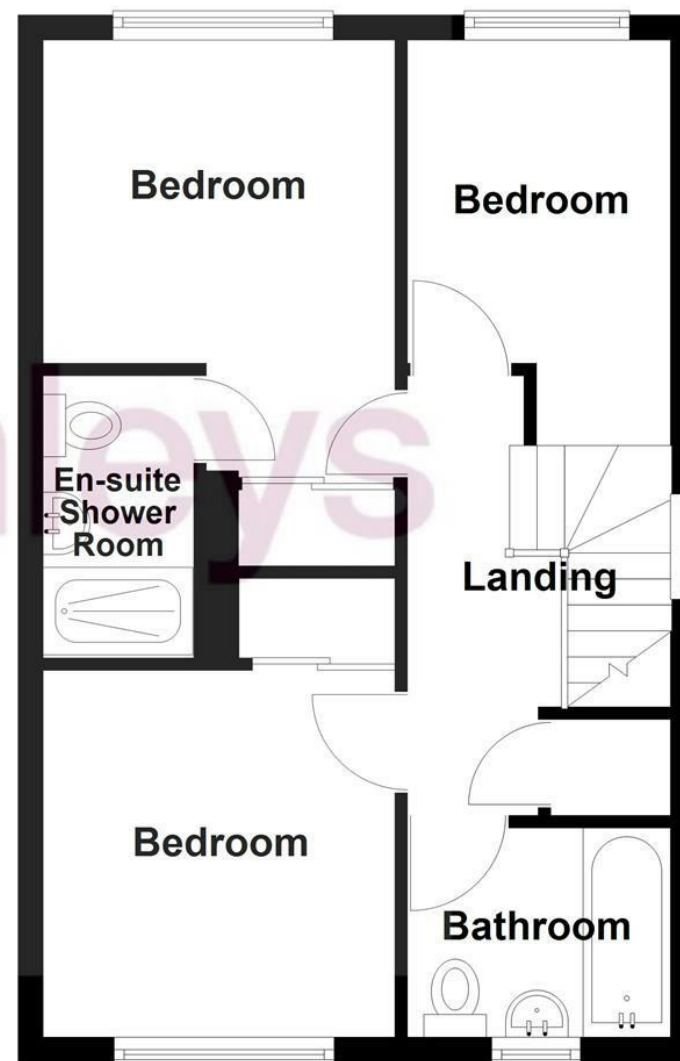




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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