



10 High Crest, Linthwaite, Huddersfield, HD7 5RW
£275,000

bramleys

This 3 bedroom, semi-detached property is situated on a private cul-de-sac with outstanding open far reaching views to the rear. With accommodation arranged across 3 levels, the property has gas fired central heating, uPVC double glazing and would make an ideal purchase for those with a young and growing family. With a breakfast kitchen and living room to the ground floor, with 3 first floor bedrooms and family bathroom. The property is further enhanced by a lower ground floor family room, utility/WC.

There are tiered gardens to the rear, with the lower level having an insulated summer house which also has power/lighting and internet. Making it an ideal space for a home office.

To the front of the property there is a single garage, off road parking and EV charging point.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through a uPVC double glazed external door.

Dining Kitchen

18'7" x 9'10" (5.66m x 3.00m)

Having a range of matching wall and base units, with laminated work surfaces and part tiled walls. There is an electric hob, split level oven and grill, integrated dishwasher, Asterite sink unit with mixer tap and side drainer, central heating radiator and 2 uPVC double glazed windows. A door gives access to a staircase which leads up to the first floor.

Lounge

12'8" x 12'0" (3.86m x 3.66m)

With a uPVC double glazed window which provides superb far reaching views. There is also a central heating radiator, wood flooring and inset ceiling spotlights.

Rear Entrance Hall

With a staircase descending to the lower ground floor and a uPVC double glazed external door.

LOWER GROUND FLOOR:

Family Room

12'7" x 11'10" (3.84m x 3.61m)

With wood effect laminate flooring and a set of uPVC double glazed, French doors which give access to the rear garden.

Utility/WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin. There is also plumbing for a washing machine.

FIRST FLOOR:

Landing

Bedroom 1

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

Having built-in 8 door wardrobes with hanging and shelving facilities, built-in drawer units, a central heating radiator and a uPVC double glazed window.

Bedroom 2

11'5" x 10'1" (3.48m x 3.07m)

Having built-in wardrobes and drawers, central heating radiator and a uPVC double glazed window.

Bedroom 3

8'11" x 7'3" inc bulk-head (2.72m x 2.21m inc bulk-head)

Having a central heating radiator, uPVC double glazed window and bulk-head storage cupboard.



Bathroom

Furnished with a 3 piece white suite incorporating a low flush WC, pedestal wash basin and panelled bath. There is full tiling to the walls, a central heating radiator and uPVC double glazed window.

OUTSIDE:

The property has gardens to the front, with side driveway which leads to the detached single garage and EV charging point. To the rear there is an enclosed garden area, a gate gives access to steps which descend to the lower part of the gardens which have a timber built summer house at the bottom.

Garage

14'8" x 8'3" (4.47m x 2.51m)

Summer House

12'6" x 7'7" (3.81m x 2.31m)

With insulated walls and ceiling, there are power/light points, an electric wall heater and internet point. The summer house is an ideal space for home working.

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) passing through the traffic lights at Thornton Lodge and proceed along Manchester Road

through Milnsbridge and Cowersley. Upon reaching the sign for Linthwaite take a left hand turning onto Slant Gate and then right into High Crest. The property will be found on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Leasehold - Term: 999 years from 1 July 1970
Ground Rent: £12 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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:

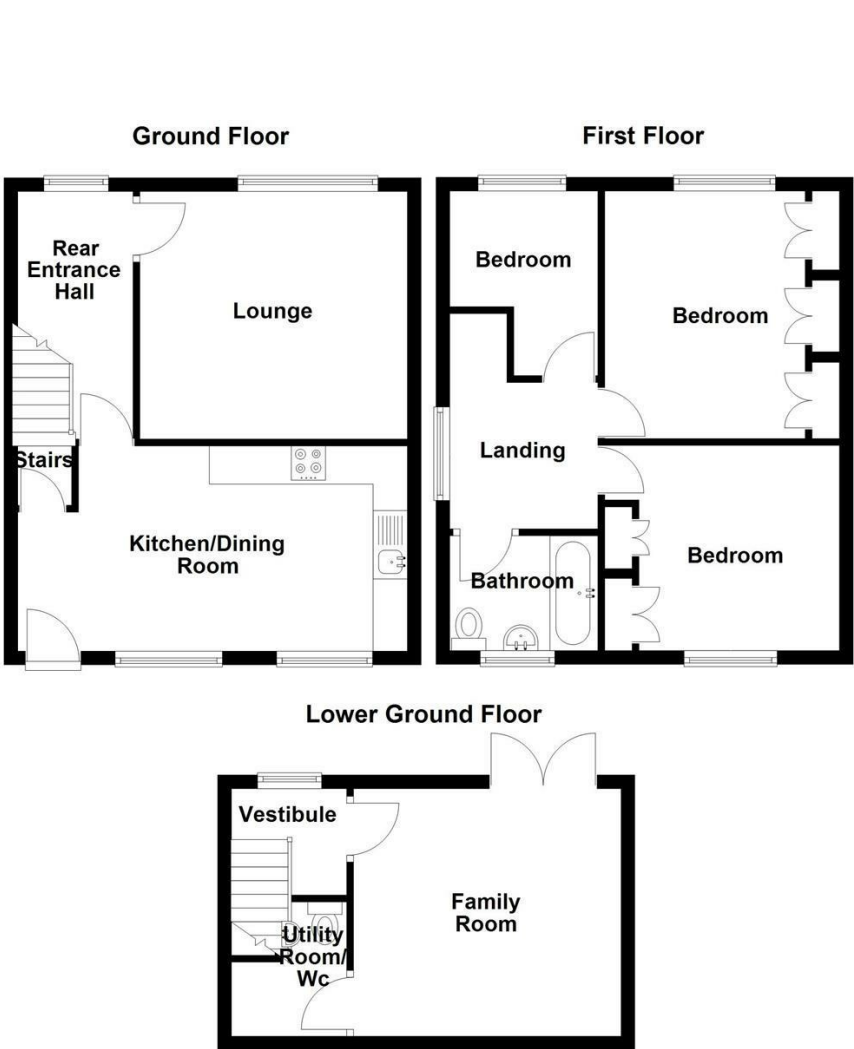
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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