



34 Cromarty Avenue, Crosland Moor, Huddersfield, HD4 5LG

£190,000

**bramleys**



This well maintained 3 bedroom semi-detached property is set back from the roadside and enjoys gardens to front and rear with feature GARDEN ROOM/OFFICE/WC. The garden room is an ideal space for entertaining with brick built barbeque, wood burner stove and sink.

This family home has uPVC double glazing, gas fired central heating, security alarm and accommodation which is ready to move straight into briefly comprising:- ground floor entrance hall with composite door, spacious lounge with dining area and patio doors to rear, fitted kitchen with integrated appliances and side entrance lobby with built-in storage. At first floor there are 3 bedrooms (2 doubles & 1 single) and a three piece family bathroom.

Situated in Crosland Moor convenient for access to Huddersfield town centre as well as a range of local amenities.



## GROUND FLOOR:

### Entrance Hall

A composite entrance door gives access to the entrance hall which has a central heating radiator and a staircase rising to the first floor level.

### Lounge/Dining Area

19'8" x 11'4" max (9'10" min) (5.99m x 3.45m max (3.00m min))

A spacious reception room with laminate flooring, gas fire, uPVC double glazed window to the front and sliding patio doors to the rear decked area.

### Kitchen

10'11" x 9'9" (3.33m x 2.97m)

The kitchen has a range of wall and base units with working surfaces over, breakfast bar, integrated gas hob, oven and

extractor hood. There is a stainless steel sink unit, space and plumbing for a washing machine and dishwasher. Also having tiling to the floor, a central heating radiator and a uPVC double glazed window.

### Side Entrance Lobby

A composite entrance door gives access to the side entrance which has built-in storage under the staircase and a fitted cupboard which houses a tumble dryer.

## FIRST FLOOR:

### Landing

The landing has a built in cupboard which houses the central heating boiler. There is also access to the loft which is insulated and has loose boarding for light storage.

### Bedroom 1

11'6" x 10'5" (3.51m x 3.18m)

This double room has a built-in wardrobe, central heating radiator and a uPVC double glazed window.

### Bedroom 2

13'7" x 8'10" (4.14m x 2.69m)

Another double room which has a central heating radiator and a uPVC double glazed window.

### Bedroom 3

10'7" x 6'4" (3.23m x 1.93m)

This comfortable single room has a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has full tiling to the walls, bath with shower attachment over and overhead rainfall shower head, a low



flush WC, vanity sink unit, a central heating radiator and a uPVC double glazed window.

#### OUTSIDE:

To the front of the property there is a gated lawned garden. The rear garden also has a lawn and decked seating area, ideal for sitting out in the warmer months. To the bottom of the garden there is a garden room, useful office space and separate WC. There is also an external water tap to the rear and external light to the side of the property.

#### Garden Room

13'4" x 12'8" (4.06m x 3.86m)

A great space to entertain friends and family with perspex windows, wood fuel stove, sink and brick built barbeque.

#### Office Room

9'1" x 9'2" (2.77m x 2.79m)

Which has a uPVC double glazed window and provides space for home working or a workshop, depending on requirements.

#### 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 on the A62 (Manchester Road) passing through the traffic lights at Longroyd Bridge and Thornton Lodge and at the traffic lights with Blackmoorfoot Road take a left hand turning. At the traffic lights at Park Road go straight ahead, continue along this

road and take a left hand turning onto Dryclough Road. Take a right into Cromarty Drive before taking your first left into Cromarty Avenue where the property can be found on the right hand side.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

A

#### 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.

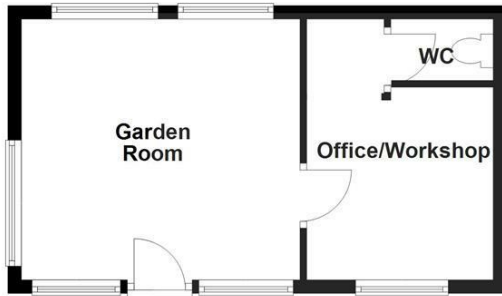
#### VIEWINGS:

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

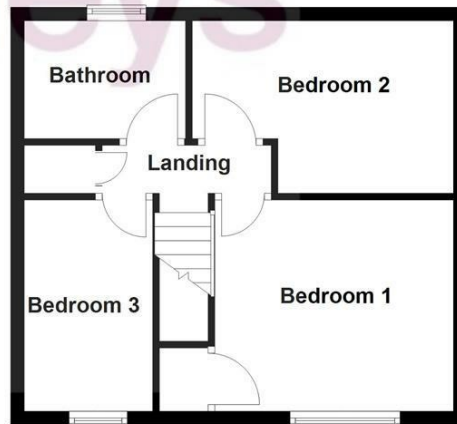
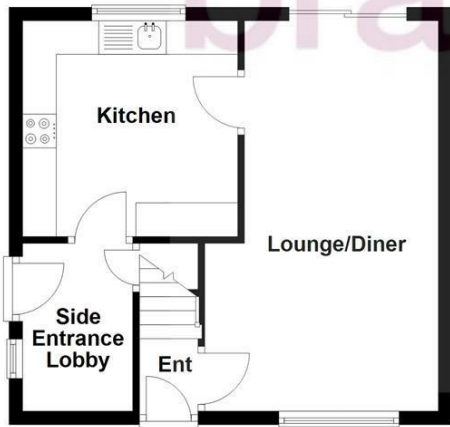




### Ground Floor



### First Floor



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



Energy Efficiency Rating		Current	Potential
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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