



110 Gramfield Road, Crosland Moor, Huddersfield, HD4 5QD

£150,000

**bramleys**

This semi-detached property presents an excellent opportunity for those seeking a comfortable and modern living space. Boasting two double bedrooms, perfect for a young family or first time buyer. Having been newly decorated and carpeted throughout and ready to move into.

The well-proportioned reception room has a large bay window to the front, there is a fitted dining kitchen with useful under-stair store and modern three piece bathroom. One of the standout features of this property is the distant views enjoyed to the rear together with the good size lawned gardens and driveway providing off road parking.

Situated conveniently for local amenities and offered for sale with no vendor chain.



## GROUND FLOOR:

### Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a central heating radiator and a staircase rising to the first floor.

### Lounge

14'6 x 12'7 (4.42m x 3.84m)

Having a large uPVC double glazed window with fitted blinds, two central heating radiators, a fireplace surround with gas fire and ceiling coving.

### Dining Kitchen

14'1 (ext to 15'8) x 8'10 (4.29m (ext to 4.78m) x 2.69m)

The kitchen has a range of wall and base units with working surfaces over, integrated oven, extractor hood and electric hob. There is plumbing for a washing machine and space for a tall fridge freezer. The kitchen has a useful under stair storage area which houses the fuse box and meters. There are two uPVC double glazed windows and a side external door.



## FIRST FLOOR:

### Landing

The landing has a uPVC double glazed window to the side.

### Bedroom 1

15'8 x 12'2 (4.78m x 3.71m)

This large double room has two central heating radiators and two uPVC double glazed windows.

### Bedroom 2

9'6 x 8'10 (2.90m x 2.69m)

This double room has a central heating radiator, access to the loft and a uPVC double glazed window which enjoys distant views to the rear.



### Bathroom

The modern bathroom has part tiled walls and a three piece suite comprising bath with shower over and screen, wc and a pedestal wash hand basin. There is a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

To the front is a lawned garden with driveway to the side providing off road parking. The rear garden is also lawned and enjoys distant views.

### 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:

From Huddersfield travel out on the main Manchester Road, passing through the first two sets of traffic lights at Longroyd Bridge, continuing along the main road. Pass underneath the railway viaduct and at the next set of lights take the left lane onto Blackmoorfoot Road. Continue along the main road, climbing up the hill, passing through the traffic lights and turn right onto Gramfield Road where the property can be found on the right hand side.

### COUNCIL TAX BAND:

B

### TENURE:

Term: 999 years from 1 June 1935

Rent : £2 8s 0d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### 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.

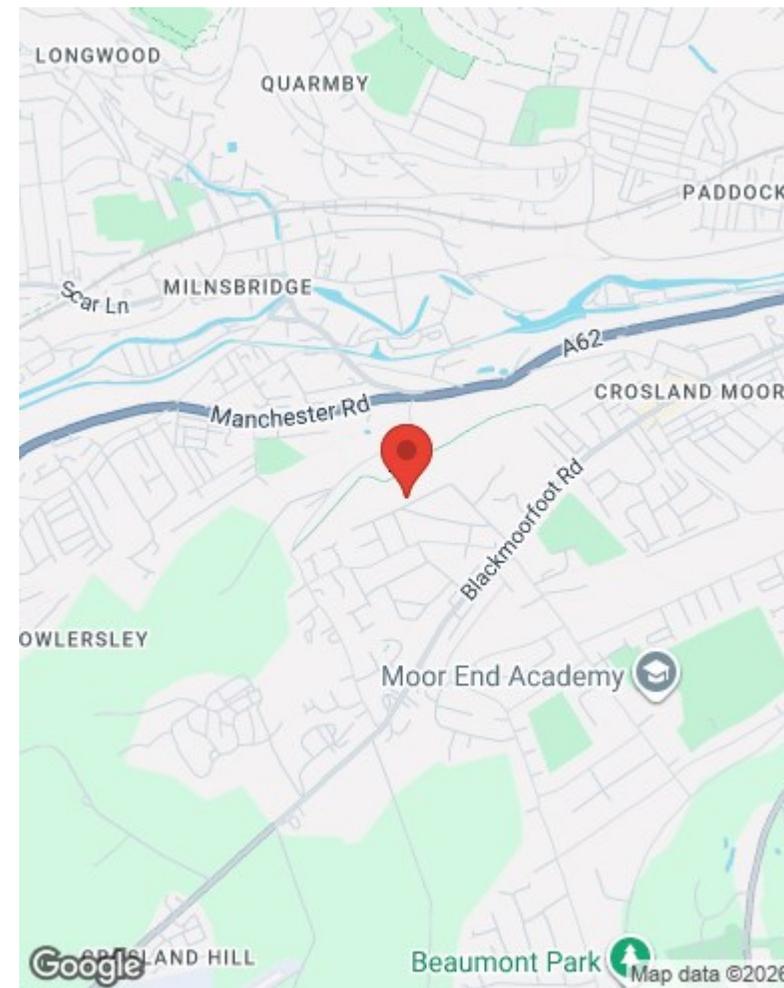
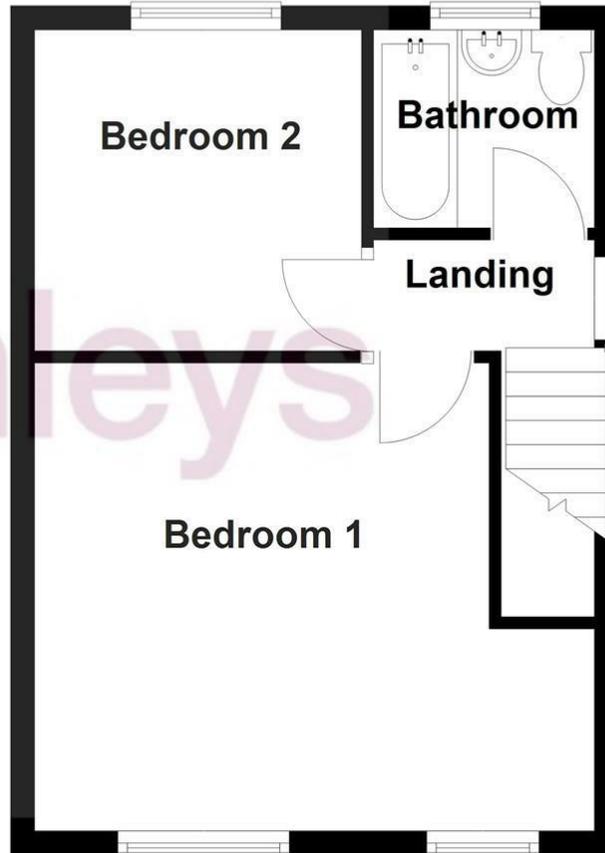




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(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:

- 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.
- 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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