



28 Frances Avenue, Crosland Moor, Huddersfield, HD4 5PL

£180,000

bramleys



## NO UPPER CHAIN

A well-presented 2-bedroom semi-detached home with a generous rear garden, driveway and detached garage, offering excellent potential to extend (subject to consents). Available with no onward chain, the property features a bay-fronted lounge, dining kitchen, two double bedrooms and a family bathroom.

Conveniently located in Crosland Moor, close to local amenities, schools and transport links to Huddersfield town centre, this is an ideal home for first-time buyers and young families.



## GROUND FLOOR:

Enter the property through a side uPVC external door into:-

### Entrance Vestibule

With a staircase rising to the first floor level and access into:-

### Dining Kitchen

14'3" x 8'4" (4.34m x 2.54m)

The kitchen is fitted with a range of wall and base units with working surfaces over, integrated oven and gas hob, stainless steel sink unit, space and plumbing for a washing machine and space for an under counter refrigerator. There is a central heating radiator, uPVC double glazed window to the rear elevation and a side external door.

### Lounge

14'3" x 11'10" (14'2" max into bay) (4.34m x 3.61m (4.32m max into bay))

The lounge has a large uPVC double glazed bay window to the front, central heating radiator and electric fire.

## FIRST FLOOR:



## Landing

### Bedroom 1

11'11" x 12'3" exc wardrobes (14'2 max into bay) (3.63m x 3.73m exc wardrobes (4.32m max into bay))

This spacious double room has a uPVC double glazed window, fitted wardrobes with sliding door fronts and a central heating radiator.

### Bedroom 2

8'5" x 9'4" exc wardrobes (2.57m x 2.84m exc wardrobes)

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

### Bathroom

Being fully tiled to the walls and furnished with a 3 piece suite comprising bath, low flush WC and wash hand basin. There is a central heating radiator and a uPVC double glazed window to the rear elevation.



### OUTSIDE:

There is a low maintenance paved garden to the front, tarmacadam driveway providing off road parking to the side which leads to a detached brick built garage. There is an inspection pit within the garage, single glazed windows and rear personal door. The rear garden is larger than average with lawn and patio.

### 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. Take a right hand turn onto Frances Avenue where the property can be found on the right hand side.

### TENURE:

Leasehold - Term: 999 years from 01/07/1935

Ground Rent: £3 per year

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:

B

### 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.

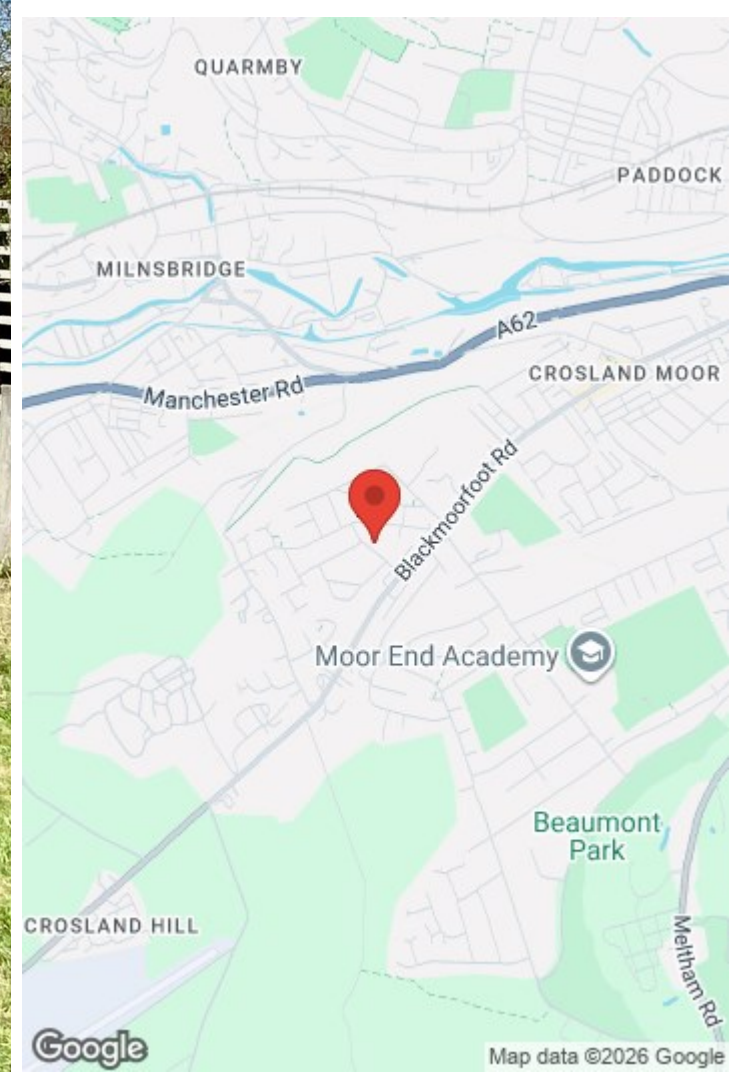
### ONLINE CONVEYANCING SERVICES:

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.

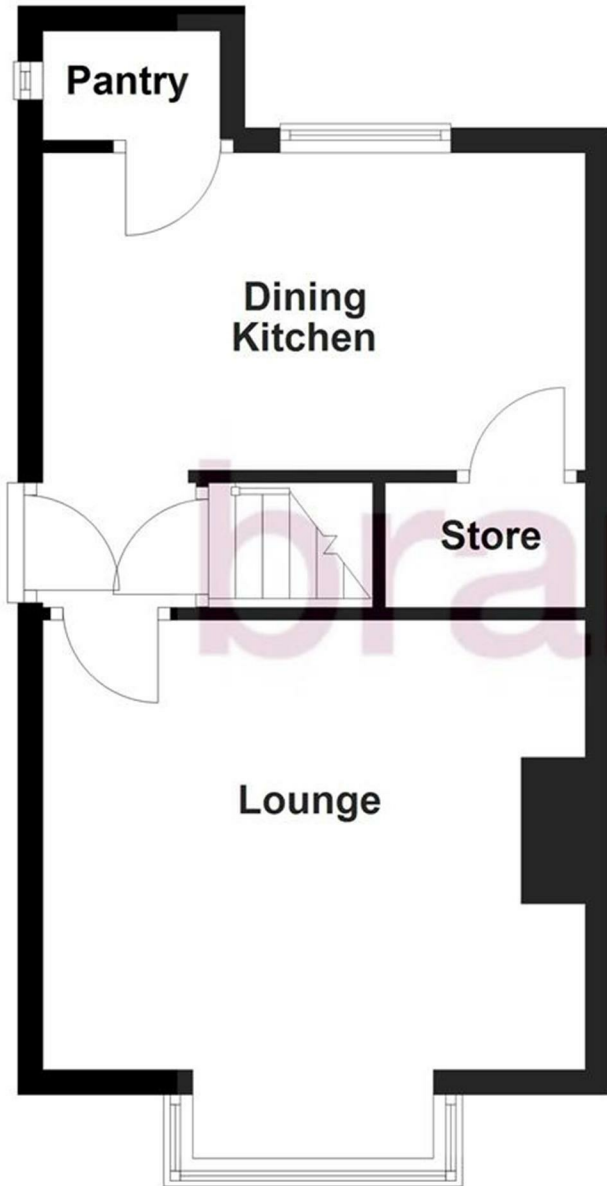
### VIEWINGS:

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

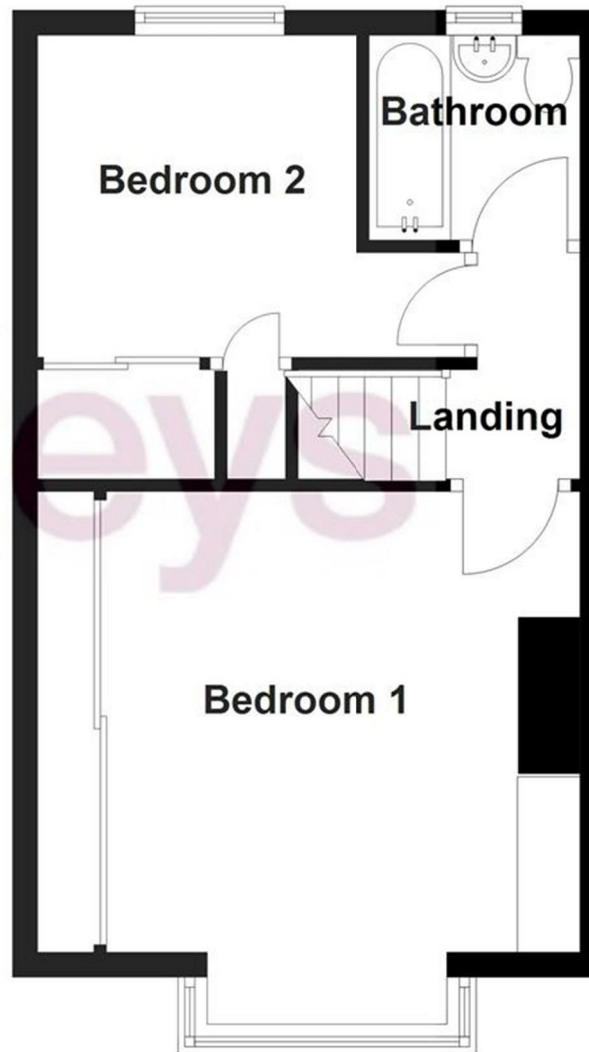




# Ground Floor



# First Floor



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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Huddersfield | Halifax | Elland | Mirfield

