



16 Dalmeny Avenue, Crosland Moor, Huddersfield, HD4 5NW

£195,000

bramleys



This 2 bedroomed terraced bungalow, is situated in this popular and much sought after residential locality. The property benefits from an attic conversion which is currently used as an additional bedroom (no building regulations obtained). Beautifully presented throughout and with a range of high quality fixtures and fittings, including modern fitted kitchen with a wealth of integrated appliances, gas fired central heating, uPVC double glazing and a newly constructed detached single garage (installed 2025). Only by a personal inspection can one truly appreciate the size, quality and potential of this outstanding bungalow.

Energy Rating: C





## GROUND FLOOR:

Enter the property via a composite entrance door into:-

### Entrance Vestibule

Where there is mosaic tiled flooring and housing the central heating boiler.

### Lounge

17'0" x 14'6" (5.18m x 4.42m)

A spacious lounge with uPVC double glazed windows to the front elevation, a central heating radiator and a log burning stove set onto a tiled hearth and back cloth.

### Dining Kitchen

13'8" x 10'4" (4.17m x 3.15m)

Beautifully presented and fitted with a range of matching

modern high gloss floor and wall units with laminated working surfaces, part tiled walls and fully tiled floor. There is a 1.5 bowl stainless steel sink unit with mixer taps and side drainer, a 5 ring gas hob with built-in oven and a matte black glass, overhead extractor fan and light. There is also plumbing for a washing machine, a uPVC double glazed window, sunken LED lighting and a peninsula breakfast bar with granite surface, a tall contemporary style central heating radiator and composite rear access door.

### Inner Lobby

### Bedroom 1

11'10" x 10'10" (3.61m x 3.30m)

Peacefully situated to the rear of the property and having built-in under stair store cupboard, a central heating radiator

and uPVC double glazed French doors leading directly onto the rear gardens.

### Bedroom 2

8'10" x 8'0" (2.69m x 2.44m)

Situated to the rear of the property and fitted with a central heating radiator and uPVC double glazed window.

### Bathroom

Having part tiled walls and fully tiled floor and furnished with a 4 piece suite comprising concealed flush WC, vanity ceramic wash bowl with cupboards beneath and chrome waterfall mixer tap, deep sunken panelled bath with central mixer taps and shower hose and a Mira shower. There is also a uPVC double glazed window and a central heating radiator.



## FIRST FLOOR:

### Attic Room

22'5" max x 11'6" (6.83m max x 3.51m)

Currently used as an additional bedroom and fitted with 3 Velux windows, a wall mounted electric heater, exposed beams and trusses and sunken low energy lighting.

### OUTSIDE:

To the front, there are entrance gates giving access to the block paved parking apron with adjacent detached garage, together with a low maintenance garden with a useful ramped pathway. The rear gardens are lawned with a flagged seating area, outside power points, a garden shed, security lighting and water tap.

### Detached Single Garage

17'8" x 14'0" (5.38m x 4.27m)

A larger than average single garage. With up and over door and private side access door.

### 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). At the third set of traffic light bear left into Blackmoorfoot Road. Continue up the hill and bear left into William Horsefall Street and then right into Dalmeny Avenue. The property will be found after a short distance on the right,

clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### MORTGAGES:

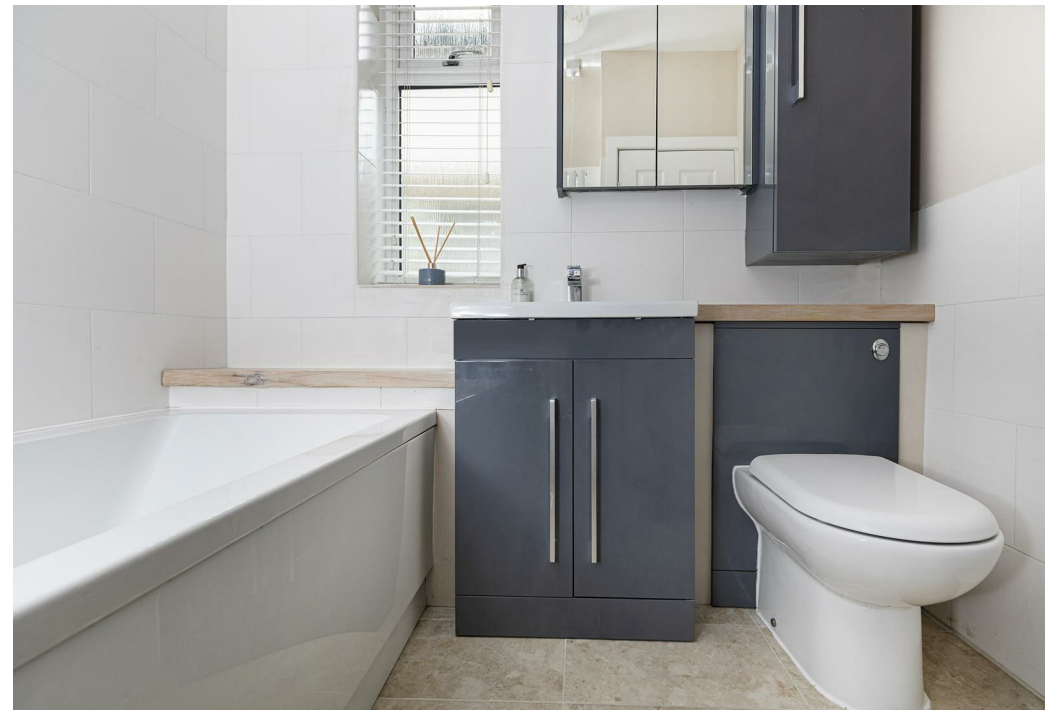
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

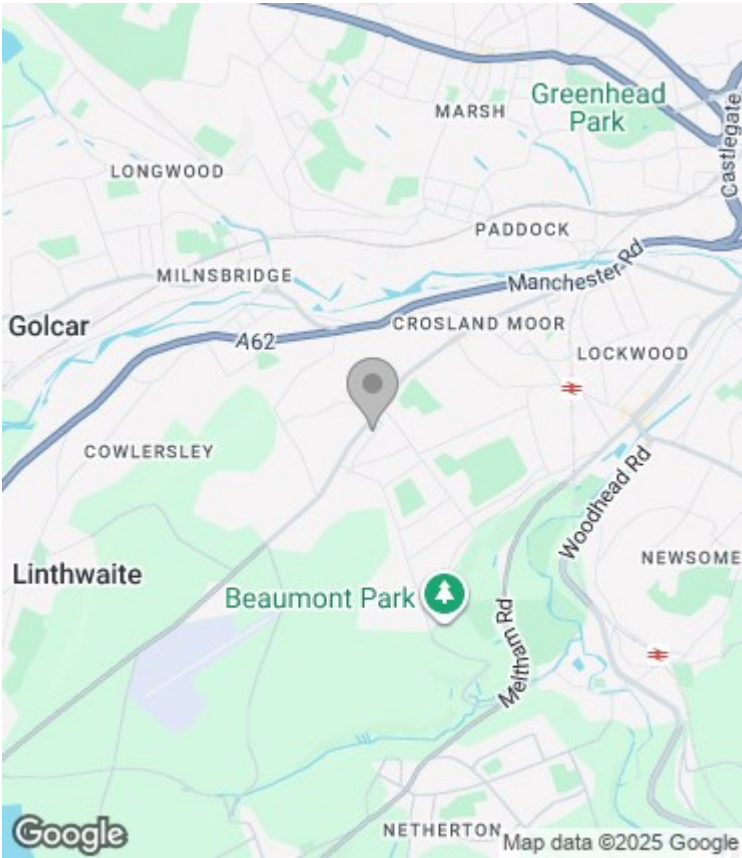
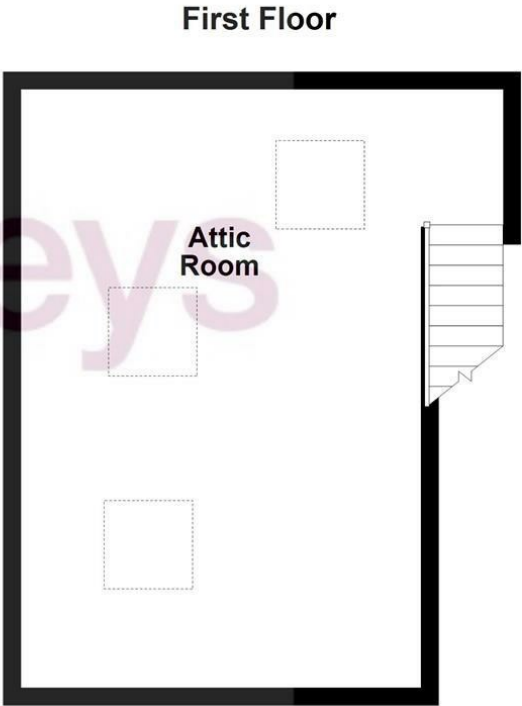
Please call our office to book a viewing 01484 530361.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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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