



3 Broadgate Crescent, Almondbury, Huddersfield, HD5 8HT  
£275,000

bramleys



This well maintained semi-detached property is offered for sale with no vendor chain and vacant possession. Situated within this sought after residential area, ideal for a young family looking for their forever home. The property provides good sized gardens to both the front and rear, a driveway to the side which provides providing ample off road parking and access to the detached garage. The garage also has the added benefit of a utility room to the rear, which has plumbing for a washing machine and additional sink.

An internal viewing is highly recommended to appreciate the size of accommodation on offer, which briefly comprises:- entrance hall, cloakroom/WC, lounge, rear sun porch, extended dining room, kitchen, first floor landing, 3 good sized bedrooms (no box room), bathroom and separate WC.

Conveniently positioned for access to amenities in Almondbury village, as well as local schooling and Huddersfield town centre.

Energy Rating: TBA





## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a central heating radiator and a staircase rising to the first floor. Solid oak doors give access to the living space and there is access to a ground floor WC.

### Cloakroom/WC

Having a low flush WC.

### Lounge

16'8" x 12'3" (5.08m x 3.73m)

This spacious reception room has a fireplace surround with coal effect gas fire, wall light points and a uPVC double glazed window to the front elevation. Glazed doors give access to a rear sun porch.

### Sun Porch

11'10" x 3'0" (3.61m x 0.91m)

Having uPVC double glazing and door which gives access to the rear garden and patio.

### Dining Room

14'9" max x 11'1" (4.50m max x 3.38m)

This second reception room has been extended to the rear, has wall light points, a central heating radiator and three uPVC double glazed windows which let in plenty of natural light.

### Kitchen

11'0" x 9'11" (3.35m x 3.02m)

The kitchen has an extensive range of wooden wall and base units with working surfaces over, integrated appliances include fridge, freezer, gas hob, double oven and extractor. There is a stainless steel sink unit, tiled flooring and a uPVC double glazed window to the side. The kitchen also houses the central heating boiler.

## FIRST FLOOR:

### Landing

The landing has a uPVC double glazed window, loft access and solid oak doors which give access to the bathroom and bedrooms.

### Master Bedroom

12'4" x 11'4" (3.76m x 3.45m)

This lovely double room has a uPVC double glazed window overlooking the rear garden, fitted wardrobes and a central heating radiator.

### Bedroom 2

12'4" max x 9'3" (10'3" to wardrobes) (3.76m max x 2.82m (3.12m to wardrobes))

Another good double room with uPVC double glazed window to the front elevation, fitted wardrobes with matching drawers and a central heating radiator.





### Bedroom 3

11'2" x 8'9" (3.40m x 2.67m)

This comfortable single or small double room has a central heating radiator and a uPVC double glazed window which looks out over the rear garden.

### Separate WC

Being separate to the bathroom and having a low flush WC and a uPVC double glazed window.

### Bathroom

The bathroom has tiling to the walls, a built-in linen cupboard, ladder style radiator and two piece suite comprising bath with shower attachment over and pedestal wash hand basin. There is also a uPVC double glazed window to the side.

### OUTSIDE:

To the front of the property, there is a mature shrub garden which provides privacy from the roadside. A long driveway to the side provides ample off road parking and leads to a detached garage. The rear garden has a good size lawn with planted borders and a patio seating area adjacent to the rear sun porch which provides a private seating area.

### Garage

16'7" x 7'11"

With an electric door to the front, external water tap and useful utility/laundry room to the rear which measures 8'0" x 8'4". This room has space and plumbing for a washing machine and dryer, internal power and lighting and sink unit.

### 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 A629 Wakefield Road passing through the traffic lights at Aspley and at the traffic lights with Somerset Road take a right hand turning into Somerset Road and then right into Broadgate. Take the third right hand turning into Broadgate Crescent where the property can be found.

### TENURE:

Freehold

### 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:

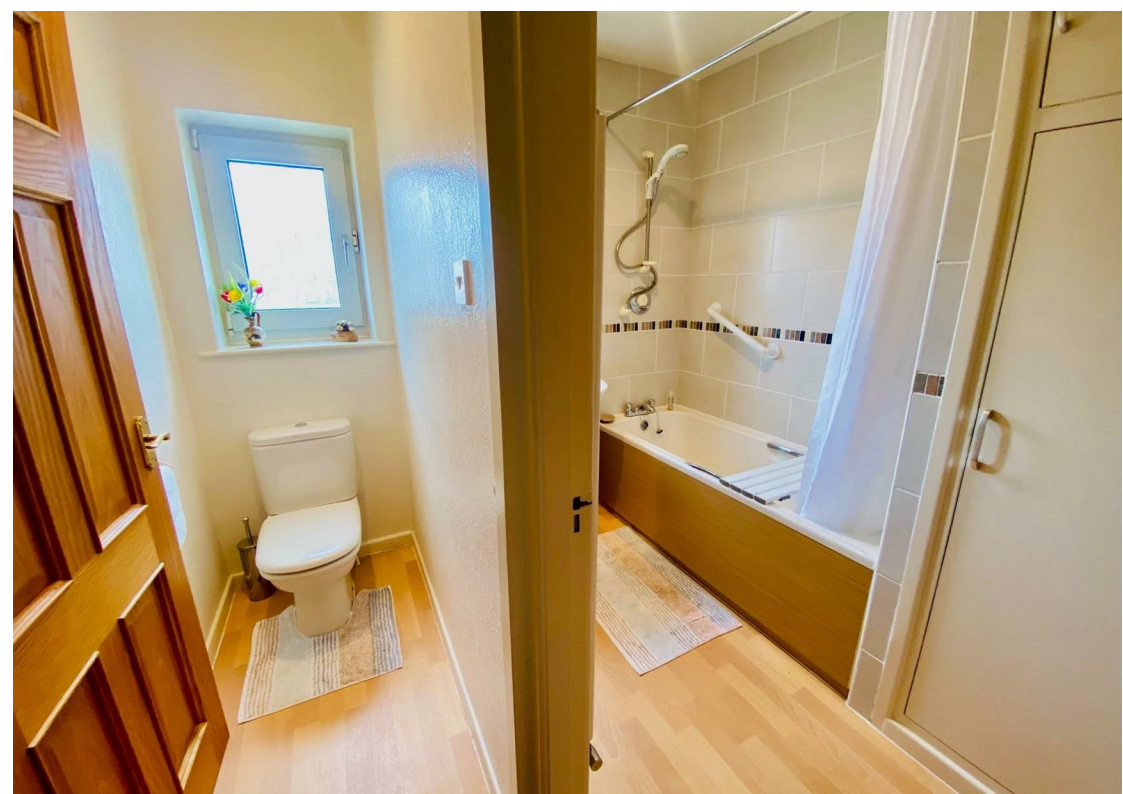
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

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





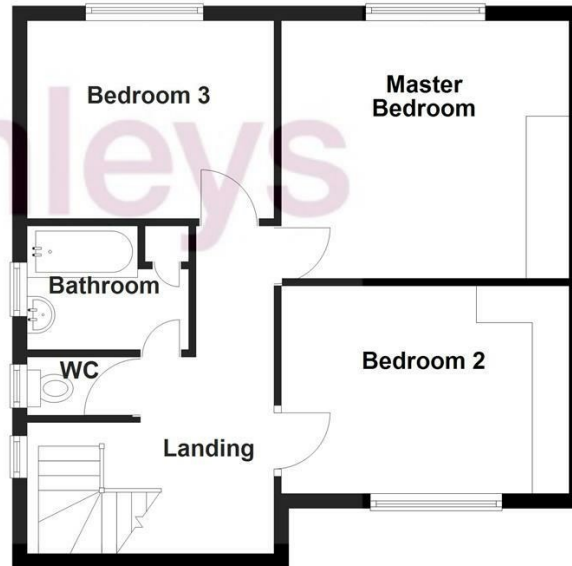




Ground Floor



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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