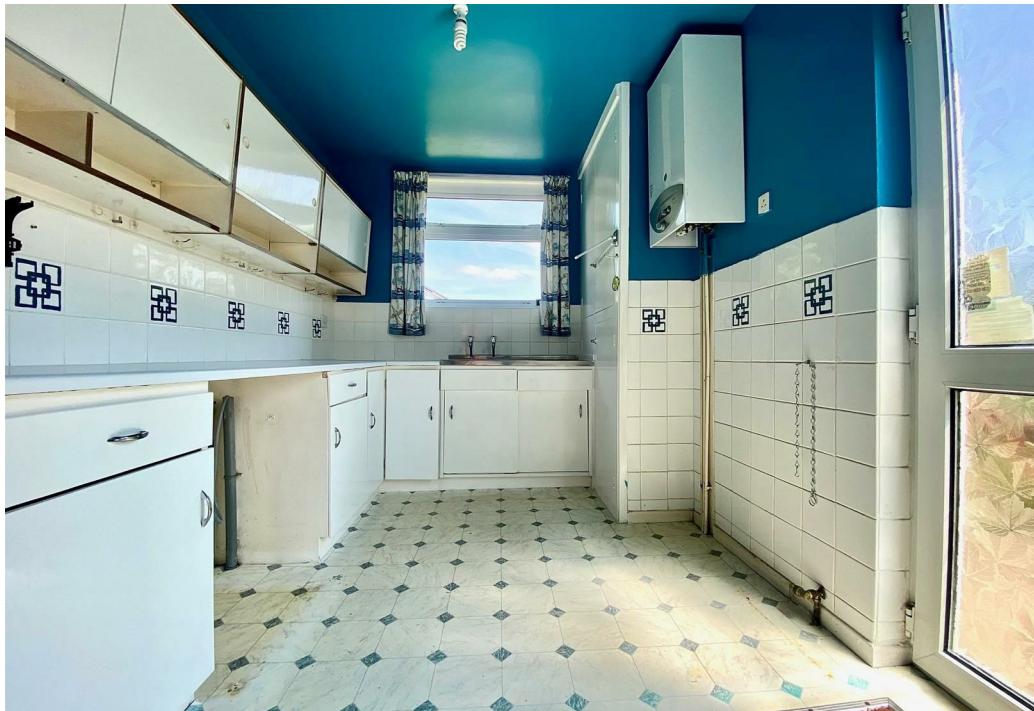




27 Boothroyd Drive, Crosland Moor, Huddersfield, HD4 5QH  
£200,000

**bramleys**



Located at the end of a cul-de-sac in the popular area of Crosland moor, is this 3 bed semi-detached home, having access to a range of local amenities and commuter links to Huddersfield town centre. Offering spacious accommodation throughout, benefitting from 2 double bedrooms and 2 reception rooms, this home has great potential to further develop/modernise. Having no upper chain and being of vacant possession, this home is ideal for the first time buyer/family buyer looking to create a home.

The home enjoys low maintenance gardens to the rear, a single detached garage and driveway which provides off street parking.

Accommodation briefly comprises of; lounge, dining room, kitchen, 3 bedrooms and the house shower room.

Energy Rating: D



## GROUND FLOOR:

Enter the property via a uPVC double glazed door into:-

### Entrance Hall

Where there is a wall mounted gas heater and stairs elevating to the first floor.

### Living Room

12'3" x 14'1" max (3.73m x 4.29m max)

There is a wall mounted gas fireplace, uPVC double glazed windows to the front elevation and sliding doors leading into the dining room.



### Dining Room

10'7" x 11'8" (3.23m x 3.56m)

Fitted with a wall mounted gas fireplace and uPVC double glazed windows to the rear elevation.



### Kitchen

7'11" x 8'7" (2.41m x 2.62m)

Comprising a range of wall, drawer and base units with laminate roll-top working surfaces, tiled splashbacks and a stainless steel sink and drainer unit. There are useful storage cupboards, an under stair storage cupboard housing the boiler and meters, a uPVC window to the rear elevation and an obscure uPVC double glazed door to the side leading out to the rear of the property.

## FIRST FLOOR:

### Landing

There is a uPVC double glazed window to the side elevation and loft access via ceiling hatch.



### Bedroom 1

12'7" max x 11'11" (3.84m max x 3.63m)

Fitted with useful built-in wardrobes and a uPVC double glazed window to the rear elevation.

### Bedroom 2

14'7" max x 10'7" (4.45m max x 3.23m)

There is a uPVC double glazed window to the front elevation.

### Bedroom 3

7'11" x 8'11" (2.41m x 2.72m)

There are uPVC double glazed windows to the front elevation.

### Shower Room

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and walk-in shower with showerhead attachment. There are also tiled splashbacks and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front, there is a paved driveway providing access to the garage and off-road parking for multiple vehicles alongside a low maintenance lawned garden with decorative shrub borders and steps leading to the front door. To the side, there is a flagged pathway leading to the side entrance door and a flagged patio area with decorative shrub borders which is ideal for alfresco dining. To the rear, there is a low maintenance garden laid to lawn with decorative shrub borders and a flagged pathway leading to its conclusion.

## Garage

A single detached garage with up and over door and multiple windows to all sides.

## 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 Castlegate onto Manchester Road. At the traffic lights with the Griffin Lodge pub on the left hand side, take the left hand fork onto Blackmoorfoot Road and stay on this road for approximately 1 mile before taking a right turn onto Tom Lane. Follow this road around before taking a left hand turn onto Boothroyd Drive. Follow this road around to the end of the cul de sac where the property can be found straight ahead identified by a Bramleys for sale board.

## TENURE:

Leasehold - Term: 999 years from 01/07/1968 / Rent: £12

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.

## COUNCIL TAX BAND:

Band C

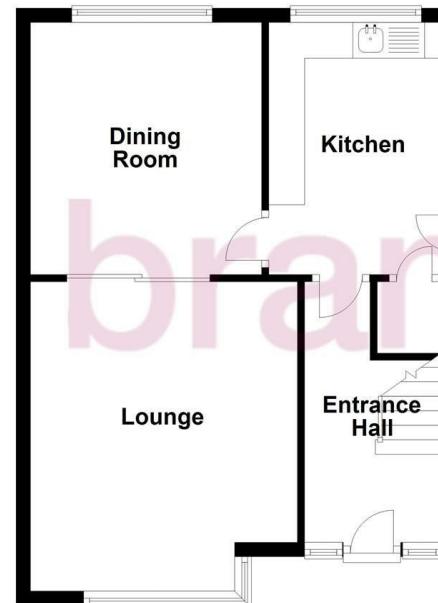
## MORTGAGES:

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.**

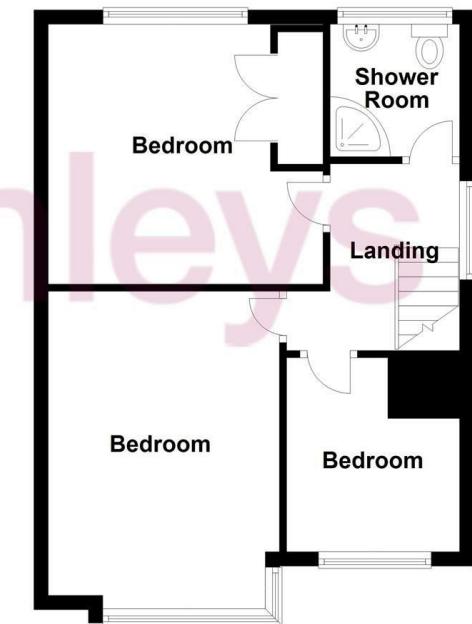
## ONLINE CONVEYANCING SERVICES:

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.

## 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

