

425 Manchester Road, Crosland Moor, Huddersfield, HD4 5BR

£115,000

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This larger than average front terraced, back-to-back property provides accommodation laid across 4 floors and also extends over the passageway at first and second floor levels.

The property is uPVC double glazed, has gas fired central heating and has undergone a recent programme of refurbishment to include re-decoration throughout, newly fitted bathroom suite and new carpets and flooring making this an ideal purchase for those requiring a property they can move straight into. With accommodation briefly comprising:- ground floor entrance, lounge, side access, lower ground floor dining kitchen and WC, first floor landing, two bedrooms (one double, one single), three piece bathroom and attic room to the second floor.

Offered for sale with no vendor chain and vacant possession.





GROUND FLOOR:

Entrance Vestibule

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

Lounge

14'10" x 14'4" (4.52m x 4.37m)

This spacious lounge is fitted with wall light points, a central heating radiator and a uPVC double glazed window to the front.

Rear Vestibule

Having a uPVC side entrance which leads onto the passageway and a staircase which leads down to the lower ground floor dining kitchen.

LOWER GROUND FLOOR:

Dining Kitchen

14'4" x 14'2" (4.37m x 4.32m)

Fitted with a range of wall and base units with working surfaces over and tiled splash back. There is space and plumbing for a washing machine, space for a tall fridge freezer, gas hob, integrated oven and stainless steel extractor hood. The kitchen also has a central heating radiator, under stair storage with interior light and power and a uPVC door to the front.

WC

Furnished with a low flush WC and wash hand basin.

FIRST FLOOR:

Landing

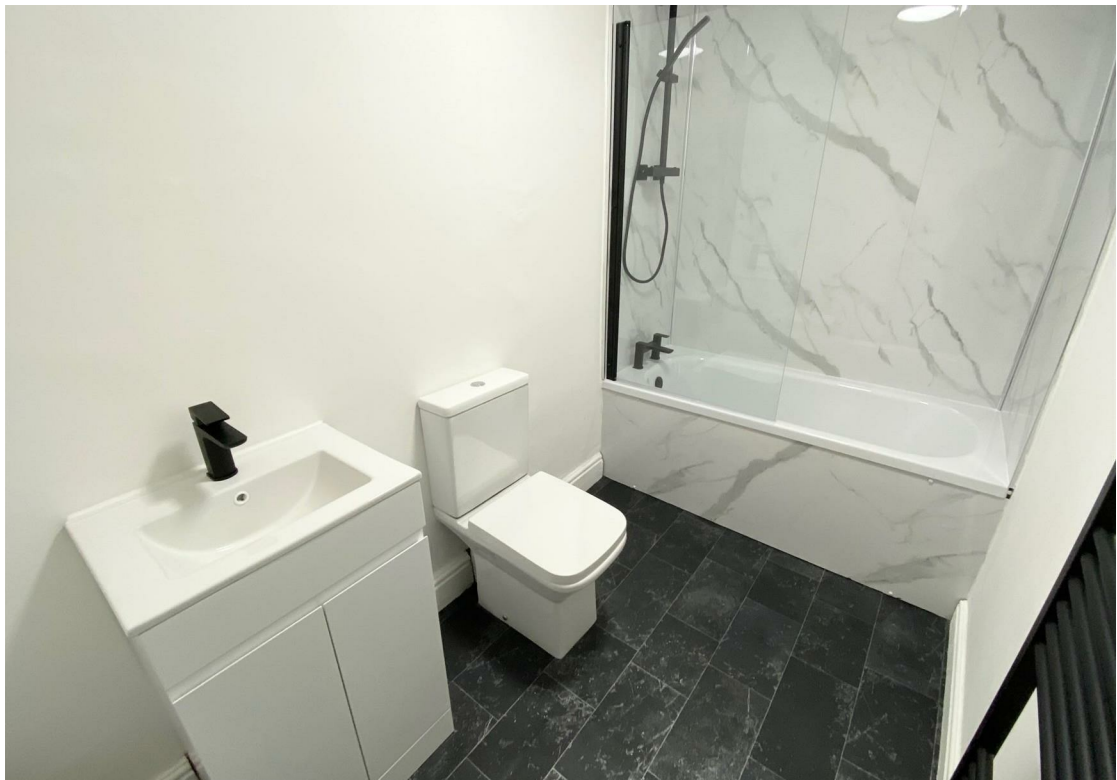
The landing extends over the passageway to the side and has a staircase rising to the second floor attic room.

Bedroom 1

12'1" x 9'6" (3.68m x 2.90m)

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





Bedroom 2

9'0" x 6'8" (2.74m x 2.03m)

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

Bathroom

Having a newly installed bathroom suite with complementary black fittings to include low flush WC, vanity wash basin with built-in storage and a panelled bath with overhead shower head and separate hand shower attachment. There is also an extractor fan and a black ladder style radiator.

SECOND FLOOR:

Attic Room

21'6" x 9'11" (6.55m x 3.02m)

This useful room has a Velux window, access into the eaves and a central heating radiator.

OUTSIDE:

Road frontage and on street parking.

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 and Crosland Moor. Continue along the main road and the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

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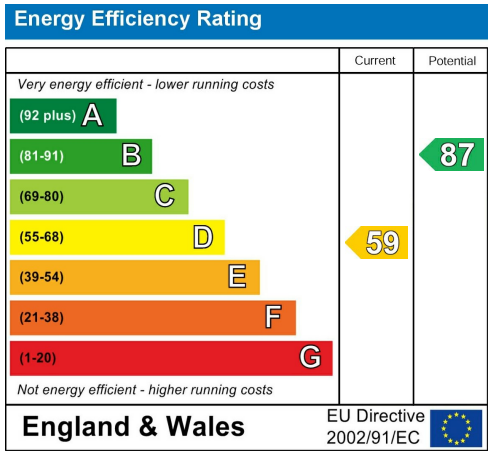
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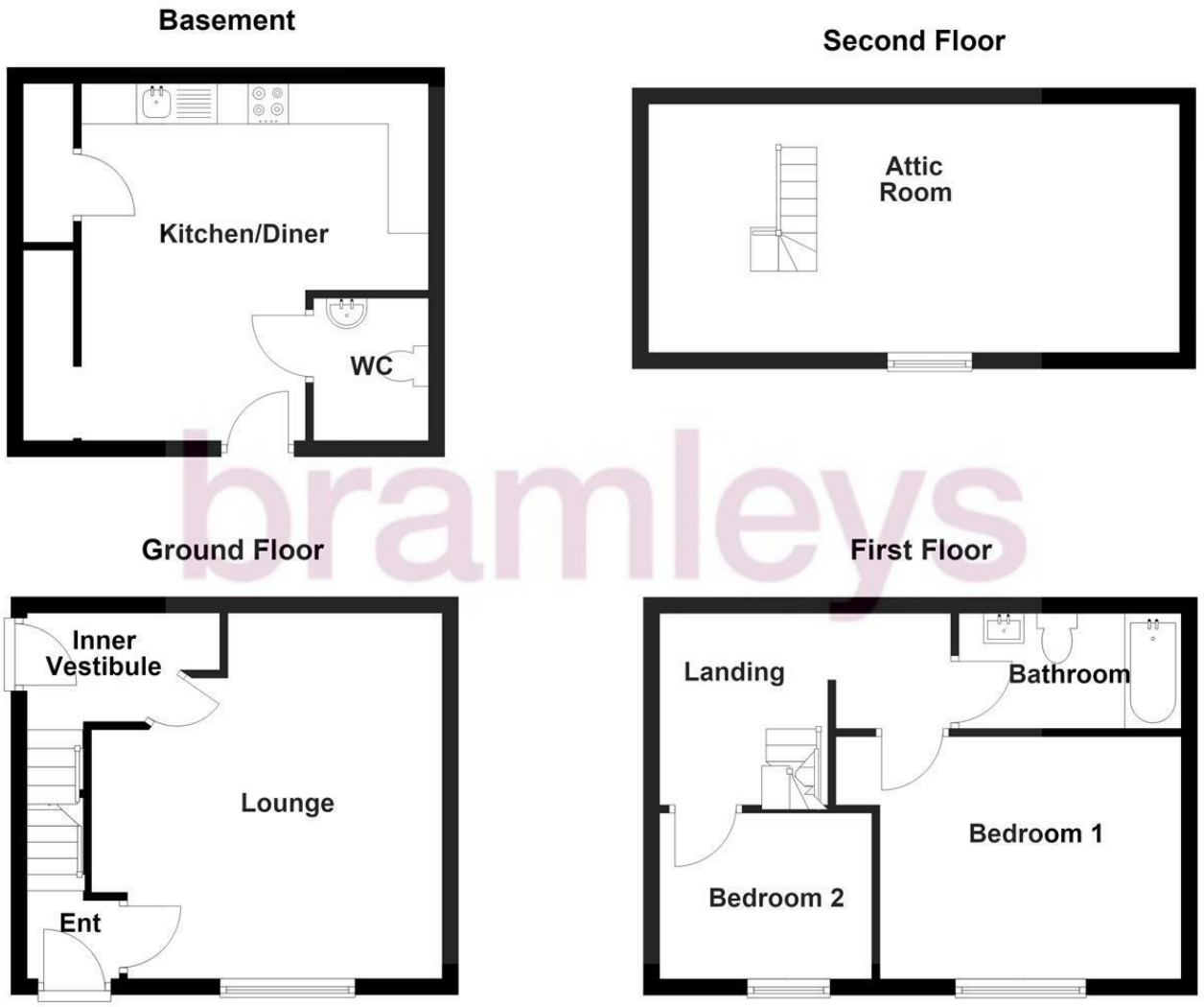
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VIEWINGS:

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







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

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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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