



10 Everard Street, Crosland Moor, Huddersfield, HD4 5DW  
£185,000

**bramleys**

This stone built semi-detached family home is conveniently situated within Crosland Moor where an array of local amenities and schooling can be found. Having a gas fired central heating system together with uPVC double glazing, the property would make an ideal purchase for a first time buyer or young family. An early internal inspection is highly recommended to appreciate the accommodation which comprises in brief:- entrance hall, lounge, dining kitchen, first floor landing, bathroom, 3 bedrooms (2 doubles / 1 box room) and an additional attic room (no building regs).

Energy Rating: E



## GROUND FLOOR:

### Entrance Hall

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

### Lounge

12'5" x 11'11" (3.78m x 3.63m)

The lounge has a coal effect living flame gas fire with fireplace surround, a central heating radiator and a uPVC double glazed window.

### Dining Kitchen

18'0" x 9'9" (5.49m x 2.97m)

Fitted with a range of wall and base units with working surfaces over, a stainless steel sink unit, space and plumbing for a washing machine, space for a tall fridge freezer, gas cooker point and extractor hood. There is a central heating radiator, a wall mounted central heating boiler, a uPVC double glazed window, useful understair store cupboard and a side external door.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window and staircase rising to the attic room.

### Bedroom 1

11'11" x 8'7" exc wardrobes (3.63m x 2.62m exc wardrobes)

This double room is situated to the front, with fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'8" x 10'5" (3.56m x 3.18m)

Situated to the rear, this second double room has a central heating radiator and a uPVC double glazed window.

### Box Room/Office

6'10" x 5'3" (2.08m x 1.60m)

This 3rd box room has a central heating radiator and a uPVC double glazed window. This would make an ideal study.

### Bathroom

Having full tiling to the walls and furnished with a three piece suite comprising of a bath with shower over, low flush WC and wash hand basin. There is also a uPVC double glazed window.

## SECOND FLOOR:

### Attic Room

16'6" x 7'3" (5.03m x 2.21m)

This useful attic room has a central heating radiator and a Velux window. There is also access into the eaves which provides useful storage. Please note, this room does not have a building regulation certificate.

## OUTSIDE:

The garden to the front is block paved for ease of maintenance. The rear is paved and houses a garden shed.

## 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 A62 Manchester Road and pass through the traffic lights at Longroyd Bridge. At the traffic lights with Blackmoorfoot Road take a left hand turning onto Blackmoorfoot Road and continue to the traffic lights, taking a left hand turning into Park Road and then right into Everard Street where the subject property can be found on the right hand side.

## TENURE:

Leasehold - Term: 999 years from 1 January 1925

Rent : £10 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior the completion.

## 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.**

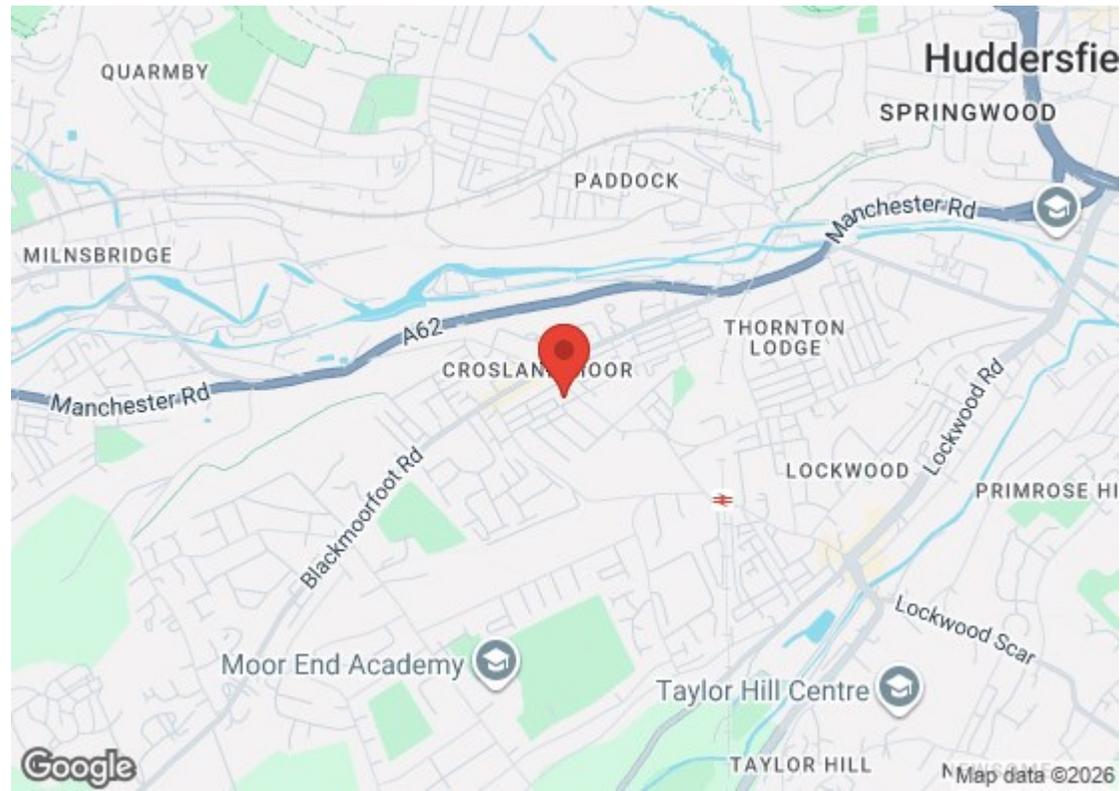
### **ONLINE CONVEYANCING SERVICES:**

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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