



14 Oakdale Crescent, Lindley, Huddersfield, HD3 3WE
£200,000

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This end townhouse presents an excellent opportunity for first-time buyers or young families offering 3 bedrooms (2 doubles 1 single/box room) and enjoying a cul-de-sac location. With accommodation comprising:- entrance porch, hallway, WC, spacious lounge, dining kitchen, first floor landing, 3 bedrooms and a modern three piece shower room. Externally there is a lawned garden to front and enclosed garden to rear, together with a separate garage located nearby. Situated in the sought after area of Lindley conveniently situated for amenities, schools and access to the M62 motorway network.



GROUND FLOOR:

Porch

The porch has uPVC double French doors to the front. An inner glazed door leads into the entrance hall.

Entrance Hall

Having a staircase rising to the first floor and a central heating radiator.

WC

Having a WC with built in wash basin, chrome ladder style radiator and single glazed window.

Lounge

18'3" x 13'2" max (5.56m x 4.01m max)

A spacious reception room which has fitted shelving units, a fireplace surround with gas fire, 2 central heating radiators and an under-stair storage cupboard.

Dining Kitchen

16'2" x 9'1" (4.93m x 2.77m)

Having a range of wall and base units with working surfaces over, gas cooker point, stainless steel sink unit and plumbing for a washing machine. Also having laminate flooring, a central heating radiator and wall mounted Viessman boiler. A stable door leads into the porch.

Rear Porch

Being uPVC in construction and having French doors to the side leading out to the rear garden.

FIRST FLOOR:

Landing

The landing has a loft access point and there is a uPVC double glazed window to the side.

Bedroom 1

10'0" x 11'1" (3.05m x 3.38m)

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

Bedroom 2

11'2" x 8'4" ext to 9'11" (3.40m x 2.54m ext to 3.02m)

Another double room situated to the rear which has a central heating radiator and a uPVC double glazed window.



Bedroom 3/Box Room

7'4" x 5'11" (2.24m x 1.80m)

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

Shower Room

A modern suite comprising walk-in shower with glass screen, low flush WC and a vanity sink unit with built-in storage. There is also a chrome ladder style radiator, full tiling to the walls and a uPVC double glazed window.

OUTSIDE:

To the front, there is a lawned garden area, gravelled section to the side and further garden to the rear which houses a timber shed. The property also has a garage, which is located in a block of garages near the property.

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 Trinity Street (A640), at the roundabout proceed straight ahead into Westbourne Road which then becomes New Hey Road. At the Bay Horse roundabout proceed straight ahead, go past the former Merrie England and turn right into Crosland Road, right into Kirkwood Drive and then second right into Oakdale Crescent where the property can be found.

TENURE:

Freehold

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.

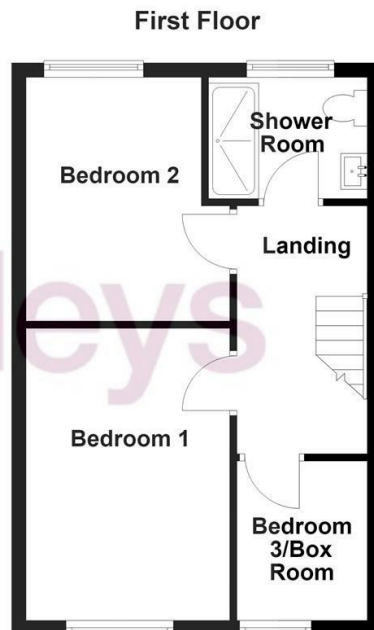
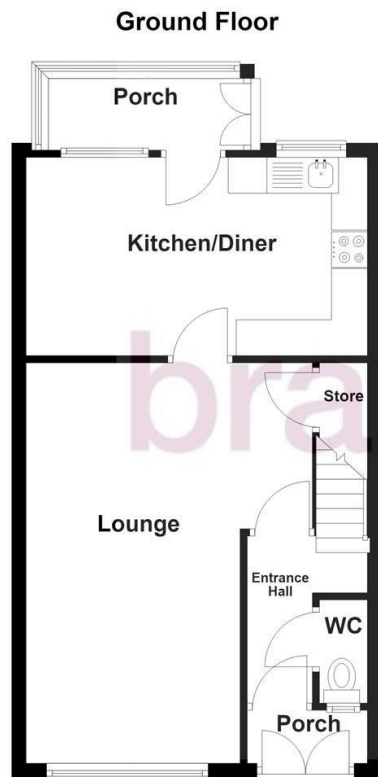
ONLINE CONVEYANCING SERVICES:

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.

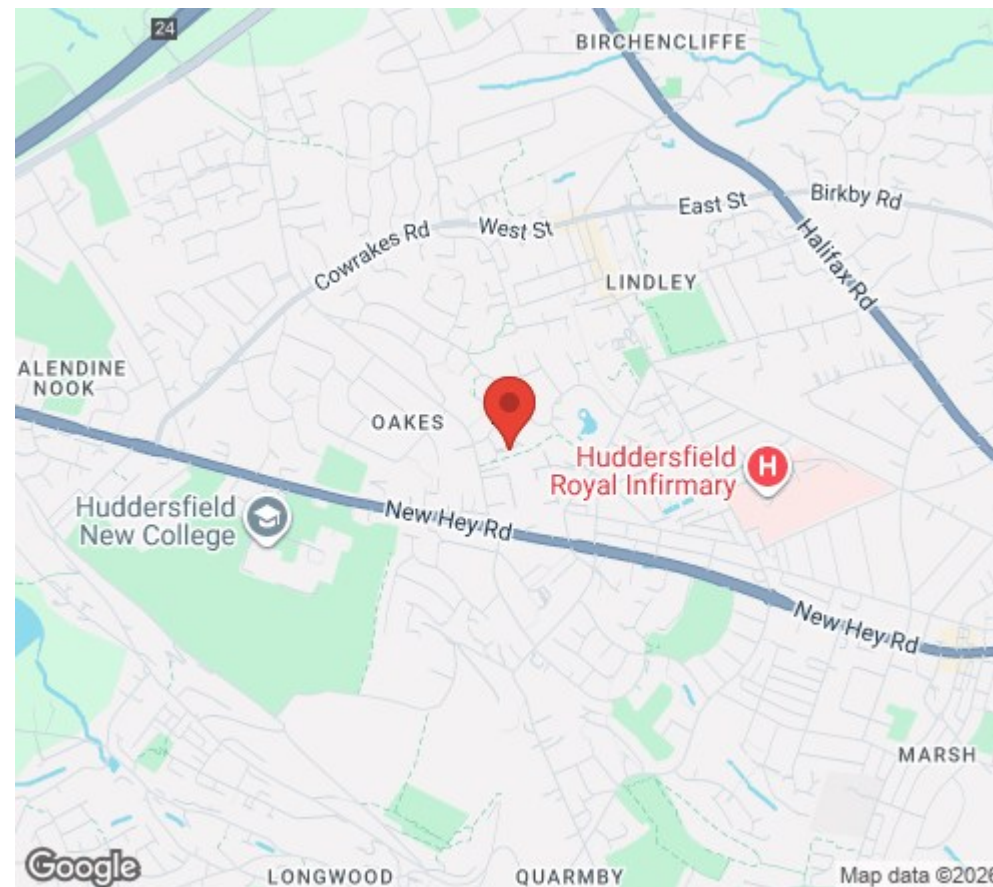
VIEWINGS:

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





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



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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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