



22 Lesley Way Hill Tree Park, Blackmoorfoot Road, Crosland Hill, Huddersfield,  
HD4 7EF

£120,000

**bramleys**



## NO UPPER CHAIN

This 2 bedroom, detached park home/bungalow is situated on this compact development in the semi-rural area of Crosland Hill, which is approximately 3 miles from Huddersfield town centre.

The property makes an ideal home those looking towards retirement and enjoying the community style living. With gas fired central heating and uPVC double glazing, the property does require some modernisation and upgrading.

Externally there are garden areas to three sides which consist of a patio seating area, lawn and garden shed. There is also on site parking.



## GROUND FLOOR:

### Kitchen

11'3" x 9'9" (3.43m x 2.97m)

Accessed via a side external door, the kitchen is fitted with a range of base and wall cupboards, stainless steel sink with twin drainer, electric cooker point, 2 uPVC double glazed windows, plumbing for a washing machine and a central heating radiator.

### Lounge

16'3" x 9'7" (4.95m x 2.92m)

Having a central heating radiator, fitted gas fire, 2 uPVC double glazed windows and a side access door.

### Bedroom 1

9'7" x 8'6" (2.92m x 2.59m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 2

9'7" x 8'6" (2.92m x 2.59m)

With a central heating radiator and uPVC double glazed window.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and shower cubicle. There is also a uPVC double glazed window and a central heating radiator.

## OUTSIDE:

There are gardens to four sides which are mainly lawned, with a flagged seating area to the rear and a garden shed.



### **PARK HOME CHARGES:**

The park home is subject to the following monthly charges:-

- Water pcm = £11.60
- Electric pcm = £95.72
- Pitch fee pcm = £133.90

### **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.

### **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.

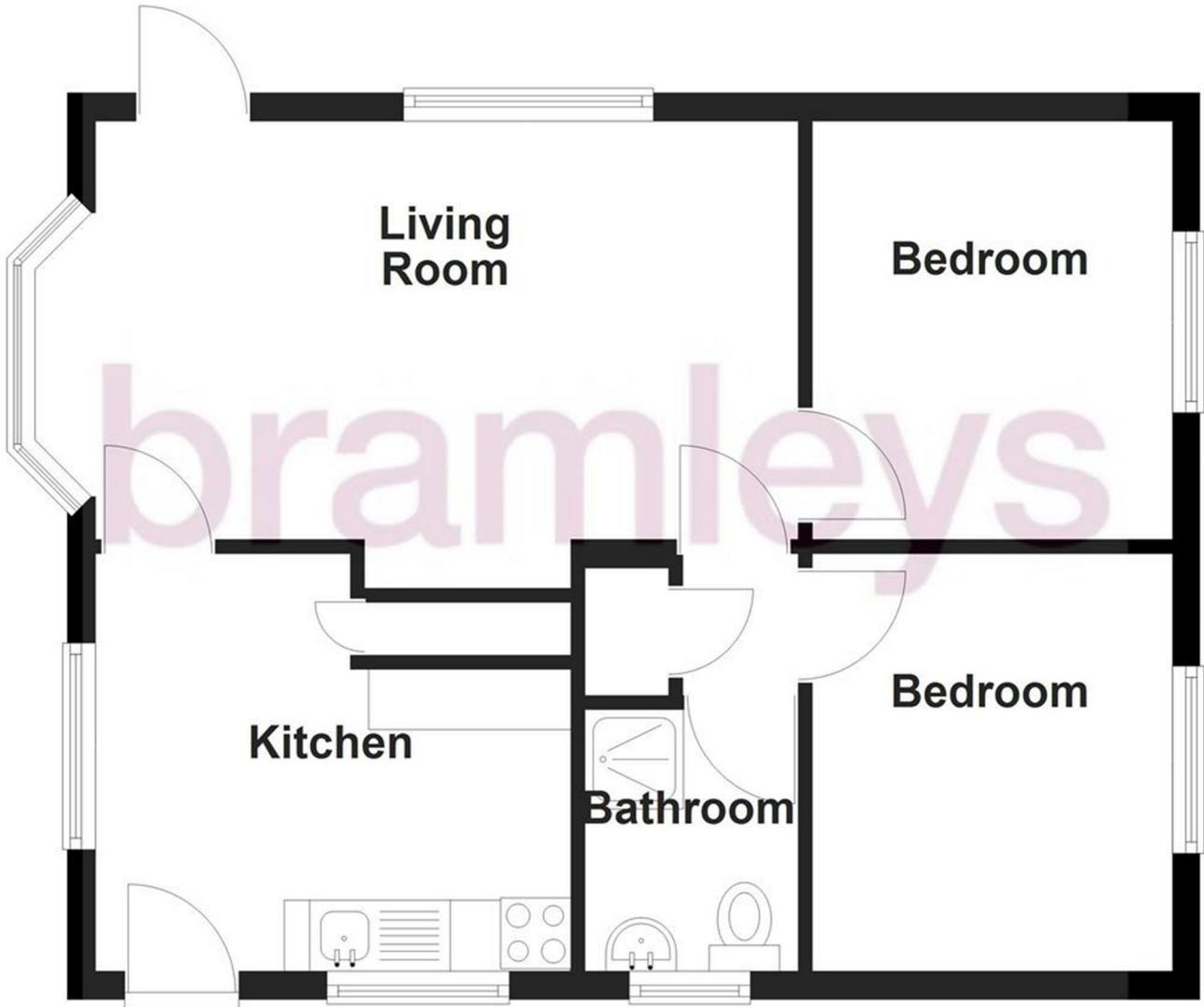
### **VIEWINGS:**

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

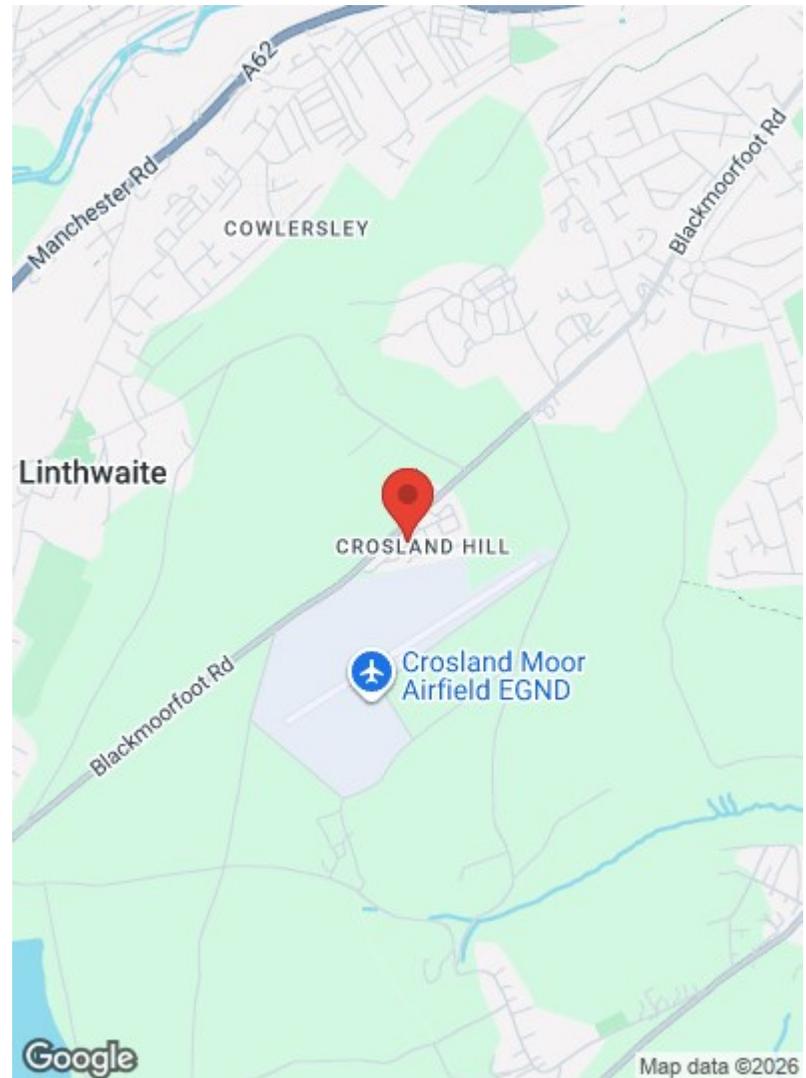




# Ground Floor



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

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