



4 Basil Street, Crosland Moor, Huddersfield, HD4 5DP

£150,000

**bramleys**



Located in Crosland Moor, is this detached 2 bedroom, true bungalow. Offered for sale with no upper chain and immediate vacant possession, the property provides off road parking, low maintenance gardens and has good access to local amenities, schools and commuter links. Conveniently placed for access to the train station in Lockwood and also Huddersfield train station approximately 1 mile away, the property would ideally suit the first time buyer or those looking for accommodation on one level. An internal viewing is highly recommended to appreciate the accommodation which briefly comprises:- entrance vestibule, entrance hall, lounge, dining room open plan to the kitchen, 2 bedrooms and shower room.

Energy Rating: D



## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

### Entrance Vestibule

A timber door leads through to the entrance hall.

### Entrance Hall

With a central heating radiator and access to the loft via a loft hatch.

### Lounge

11'3" x 11'0" (3.43m x 3.35m)

The focal point of the room is a coal effect gas fire with marble effect hearth and complementary timber surround. There is a uPVC double glazed bay window to the front elevation and a central heating radiator.

### Dining Room

11'4" x 10'6" (3.45m x 3.20m)

Being open plan to the kitchen. There are dual aspect uPVC double glazed windows to the side and rear elevations and a central heating radiator.

### Kitchen

6'3" x 12'7" (1.91m x 3.84m)

Fitted with a range of wall, drawer and base units with laminate work surfaces, tiled splashback and a 1.5 stainless steel sink with side drainer. Integral appliances include a 4 ring hob, electric oven and overhead extractor hood. There is plumbing for a washing machine, a uPVC double glazed window to the side elevation, central heating radiator, central heating boiler and a uPVC double glazed door leading out to the rear garden.

### Bedroom 1

11'7" x 11'3" (3.53m x 3.43m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

### Bedroom 2

10'6" x 8'8" (3.20m x 2.64m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

### Shower Room

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



### OUTSIDE:

To the front of the property there is a path which provides access to the front door, together with a path which leads down the side of the property to the rear. The front garden is low maintenance with pebbled infills, planted borders and a driveway provides off road parking to the side. To the rear is a flagged patio seating area with pebble infills and a hard standing area for 2 sheds.

### 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 Chapel Hill (A616) and proceed through the traffic lights at Folly Hall. Continue along Lockwood Road and at the traffic lights turn right into Swan Lane. Proceed up the hill, passing under the viaduct and continuing straight ahead at the mini roundabout into Park Road. Take a left turning into De Trafford Street, then the next right into Basil Street where the property will be found on the left hand side, clearly identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

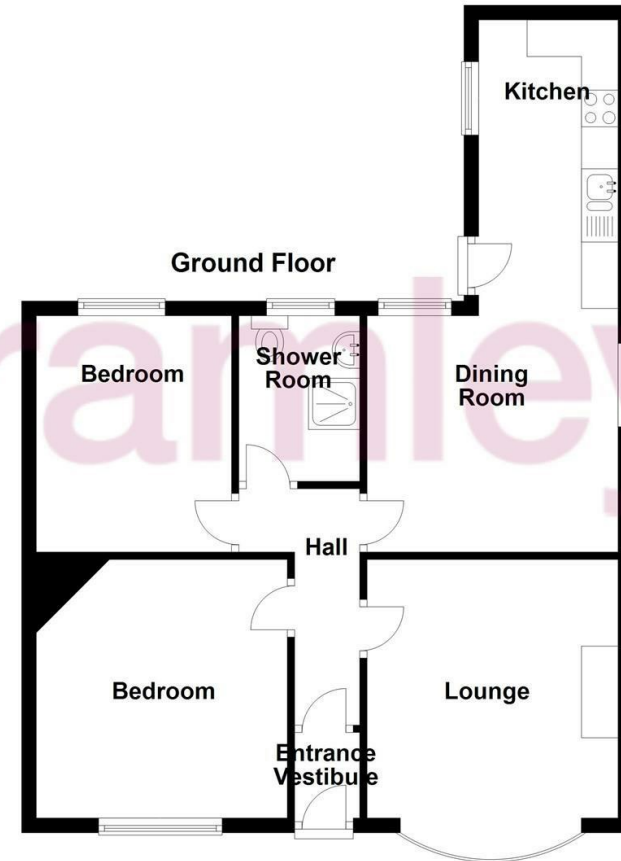
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### MORTGAGES:

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.



### 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**

