

41 Andrew Crescent, Crosland Hill, Huddersfield, HD4 7EE

£140,000

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Situated within a small and established park home development in the desirable semi-rural setting of Crosland Hill, this 2 bedroom detached bungalow offers comfortable accommodation approximately 3 miles from Huddersfield town centre. The property is well suited to those looking for a retirement home or a welcoming community environment, with the accommodation benefitting from gas fired central heating and uPVC double glazing throughout. Externally, the property is complimented by gardens extending to all 4 sides incorporating areas of lawn, patio seating area and a garden shed. There is also onsite car parking available for residents. Offering a peaceful setting whilst remaining within convenient reach of Huddersfield and its range of amenities, this detached property provides an excellent opportunity for a variety of buyers and is offered to the market with no upper chain.





GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there is a central heating radiator, access to the shower room, a useful storage cupboard, access to the loft space via a loft hatch, a second storage cupboard and access to the living room, kitchen, utility and 2 bedrooms.

Living Room

19'3" x 11'0" (5.87m x 3.35m)

Open to the dining room and fitted with 2 central heating radiators and 4 double glazed windows.

Dining Room

7'1" x 8'0" (2.16m x 2.44m)

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

Kitchen

11'11" x 8'0" (3.63m x 2.44m)

Comprising a range of wall and base units as well as a useful storage cupboard and a uPVC double glazed window to the side elevation. Integral appliances include a 4 ring gas hob, a built-in oven and fridge freezer.

Utility

Fitted with a central heating radiator, work surfaces with laminate roll top and plumbing for a washing machine. The boiler can also be found here as well as there being a rear access point.

Shower Room

Furnished with a 3 piece suite comprising low flush WC, wash hand basin with vanity unit under and a shower with showerhead attachment and glass shower screen. There is panelling to all 4 walls and a uPVC double glazed window to the side elevation.

Bedroom

9'0" x 9'8" max (2.74m x 2.95m max)

Fitted with a central heating radiator, built-in shelves and uPVC double glazed window to the side elevation.

Bedroom

9'5" x 11'6" (2.87m x 3.51m)

There is a central heating radiator, uPVC double glazed window to the side elevation and built-in wardrobes with shelving and hanging space. There is also access to a dressing area and ensuite shower room.










Dressing Area

Fitted with wardrobes with built-in shelving and hanging space and leads to the ensuite shower room.

Ensuite Shower Room

Furnished with a 3 piece suite comprising low flush WC, wash hand basin with vanity unit under and large walk-in shower with showerhead attachment. There is panelling to all 4 walls and a heated towel rail.

OUTSIDE:

To the front, there is a low maintenance garden with brick wall boundaries and there is also a paved driveway providing off-road parking. Both sides of the property lead to the rear which has flagged patio area as well as flowerbeds and a hard standing for a 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.

PARK HOME CHARGES:

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

- Pitch fees: £291pcm. This includes water and electricity charges which will differ month to month depending on usage.

COUNCIL TAX BAND:

Band A

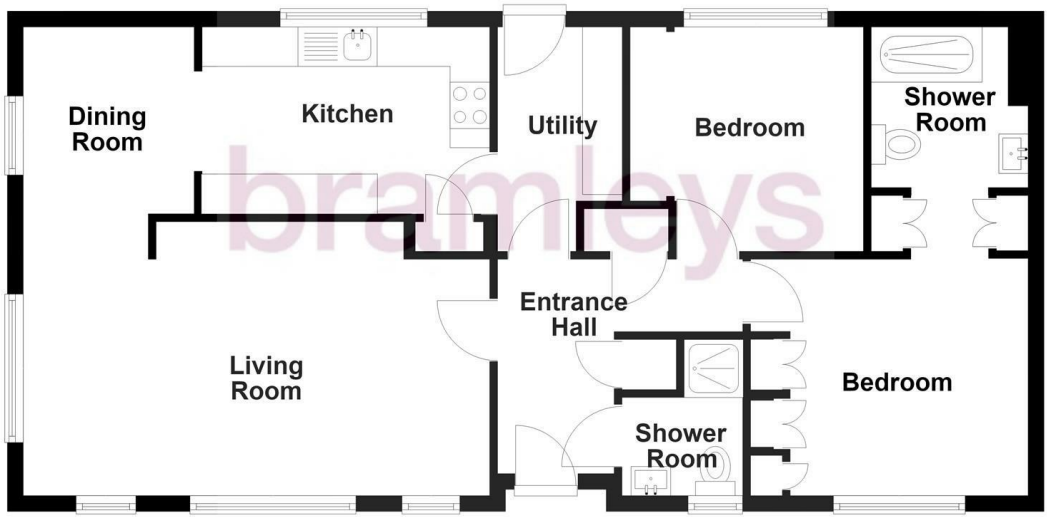
MORTGAGES:

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:

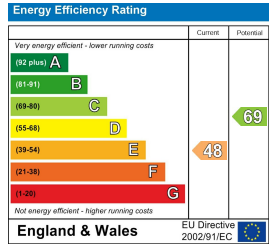
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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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