



Applegate
Properties



- Attractive stone detached
- Four beds plus study
- Select cul-de-sac setting
- Gardens and detached garage

Crosland Hill Road, Huddersfield, HD4 5NZ

Guide Price £400,000 - £425,000

A most attractive and spacious stone four bedroom detached with established gardens and detached garage in select cul-de-sac setting.

PROPERTY DESCRIPTION

A most attractive and spacious stone four bedroom detached with established gardens and detached garage in select cul-de-sac setting.

Occupying a pleasant and tucked away cul-de-sac of only four similar homes is this attractive stone built detached property. Affording most generous and versatile living accommodation which includes four bedrooms and separate study, the property may well suit the needs of the family buyer.

Having gas central heating and double glazing the property has been meticulously maintained and is well placed for local schooling and nearby open countryside. The accommodation briefly comprises: Entrance Porch, Hallway with Cloaks/w.c, spacious Living Room with stone fireplace, dual aspect including feature arched side window and double doors to Dining Room again with double doors to stunning Sun Lounge and access to rear garden, fully fitted Kitchen having contemporary units and integrated appliances and separate Utility room.

To the First Floor a spacious landing with useful airing cupboard leads to four bedrooms, the master having stylish fitted wardrobes and En Suite shower room and House Bathroom both furnished with contemporary and stylish suites with tiled surrounds.

Externally, the property is accessed via a shared lane with turning circle and gravelled garden opposite. Neat lawned gardens with gravelled borders continue to the side of the property with further driveway leading to a stone detached garage with power and lighting. Gated access to either side leads to a most pleasant rear garden with generous lawn, paved patio and well stocked borders. No Vendor Chain.

Tenure: Freehold

Council Tax Band: E

EPC Grade: C

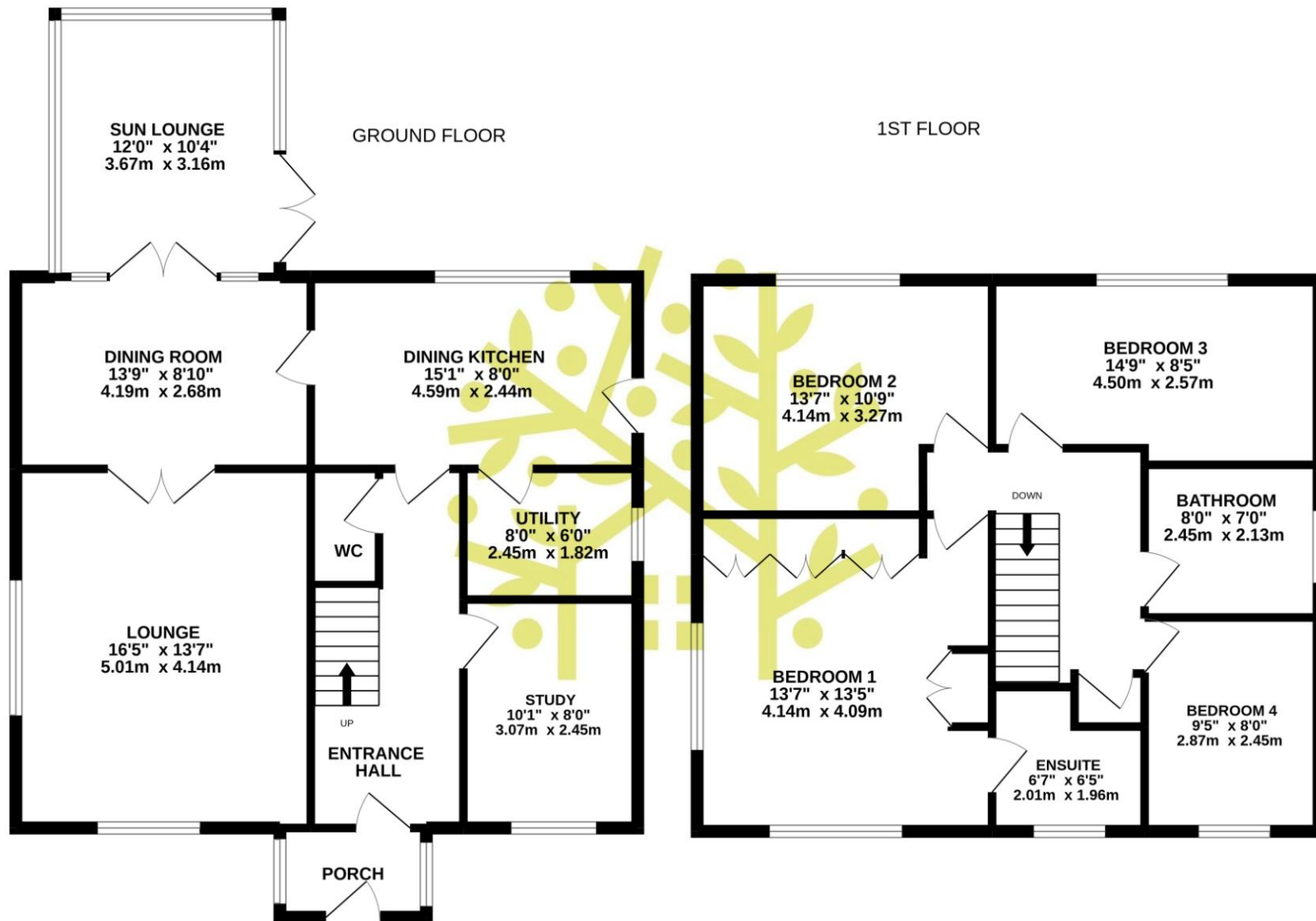
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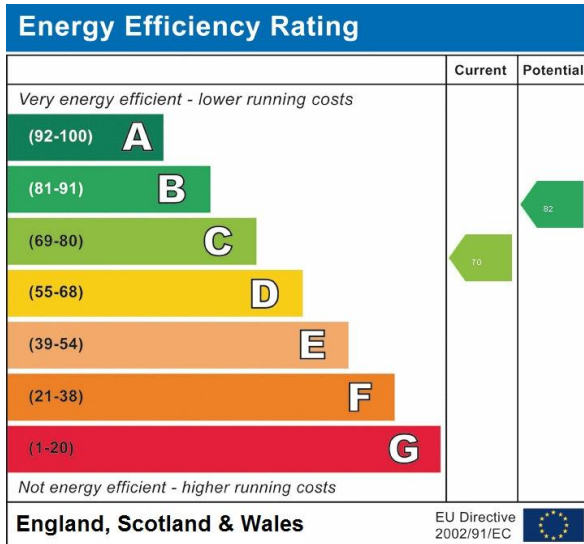








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
Oxland Hill, Huddersfield

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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