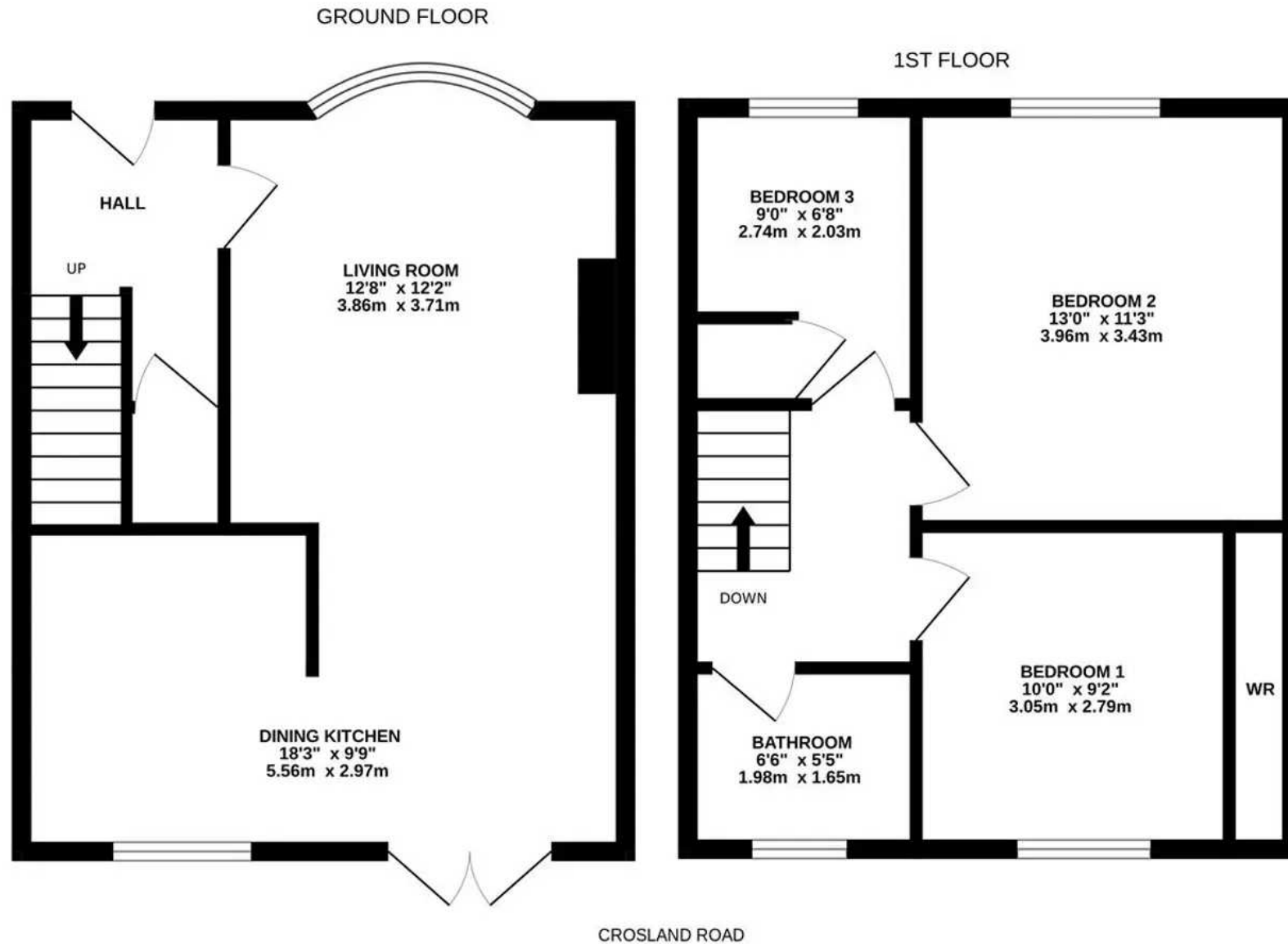




**Crosland Road, Oakes**

Huddersfield

Offers in Region of **£290,000**



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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## 44 Crosland Road

Oakes, Huddersfield

Attractive 3-bed semi-detached with large garden, driveway, single garage. Popular residential area near amenities. Gas heating, double glazing. Living room with fireplace, open plan kitchen/dining. 3 bedrooms, bathroom. Close to M62 junctions.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### ENTRANCE HALL

A PVCu and frosted double glazed door opens into the entrance hall, this has a ceiling light point, central heating radiator, laminate flooring and to one side a staircase rises to the first floor and adjacent to this there is a useful storage cupboard with ceiling light point, fitted shelving and cloaks rail. From the hallway a door opens into the living room.

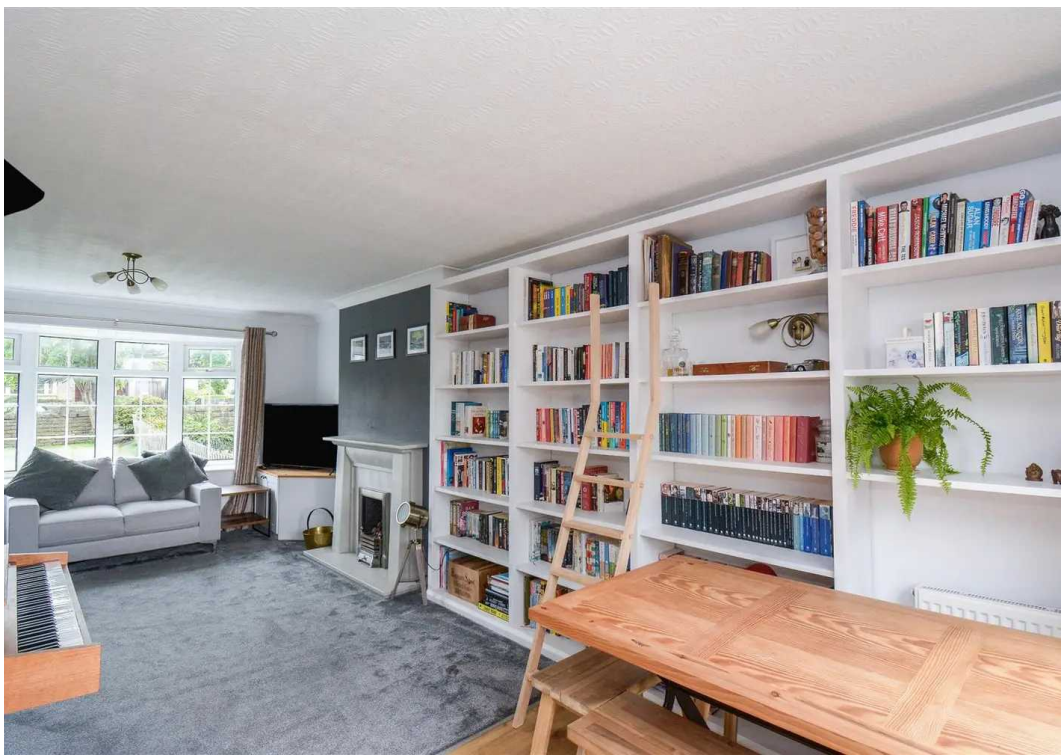
### LIVING ROOM

Dimensions: 3.86m x 3.71m (12'8 x 12'2). This comfortable reception room is open plan to the dining kitchen and has a splay bay window with PVCu double glazing providing plenty of natural light looking out over the front garden. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a feature fireplace which incorporates a coal effect gas fire and to the left hand side of the chimney breast there is a TV plinth with cupboard beneath.

### DINING KITCHEN

Dimensions: 5.56m x 2.97m (18'3 x 9'9). This is situated to the rear of the property and has PVCu double glazed French doors opening out onto an area of timber decking there is also a PVCu double glazed window, ceiling light point, ceiling coving, to one side there is fitted bookcases which extend into the living room, there is oak effect karndean flooring and fitted with a range of cream shaker style base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying oak worktops with tiled splashbacks, there is a Belling range style cooker with six burner gas hob, wok hob, electric double oven and grill with extractor hood over, inset one and a half bowl single drainer stainless steel sink with chrome monobloc tap, there is under counter space for washing machine and housing for fridge freezer (both available by separate negotiation at a price to be agreed).





## FIRST FLOOR LANDING

With a PVCu double glazed window to the gable, ceiling light point and loft access. From the landing access can be gained to the following rooms:-

### BEDROOM ONE

Dimensions: 3.05m x 2.79m measured to wardrobes (10'0 x 9'2 m. A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and to one wall there are a bank of fitted wardrobes.

### BEDROOM TWO

Dimensions: 3.96m x 3.43m (13'0 x 11'3). A double room with a PVCu double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.

### BEDROOM THREE

Dimensions: 2.74m x 2.03m (9'0 x 6'8). This is situated adjacent to bedroom two and enjoys a similar aspect through a PVCu double glazed window. There is a ceiling light point, central heating radiator and useful storage cupboard over the bulkhead which also houses an Ideal gas fired combination central heating boiler.

### BATHROOM

Dimensions: 1.98m x 1.65m (6'6 x 5'5). With a frosted PVCu double glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising; panelled bath with chrome mixer tap, bi-fold shower screen and Grohe chrome shower fitting over, vanity unit incorporating wash basin with chrome mixer tap and low flush w.c. with concealed cistern.



## GARDEN

The property is approached through twin timber gates on to a long and wide tarmac driveway which provides off road parking for a number of vehicles and in turn leads to a detached brick-built garage. The garage measures 16'6 x 8'0 with an up and over door, timber and glazed window to the side elevation, light and power. To the front of the property there is a lawned garden with planted trees and stonewall at the foot, there is also a flagged pathway directly across the front of the house. Adjacent to the garage there is a timber hand gate providing access to the rear garden. There is a generously proportioned rear garden with large area of timber decking with spindled balustrade, this runs the length of the garage where there is also an outside cold water tap and beyond the decking there is a level lawned garden with planted trees, flowers and shrubs and in the top left hand corner a flagged patio.



## **ADDITIONAL INFORMATION**

### **DIRECTIONS**

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by The Junction Public house continue straight ahead on to Westbourne Road. At the next roundabout continue straight ahead on to New Hey Road. Continue up the hill then immediately after passing the Merrie England Coffee shop turn right on to Crosland Road where the property will be found on the right-hand side.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICE**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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### **MORTGAGE ADVICE**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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