



Applegate
Properties



- Bay fronted semi detached
- Two/three bedrooms
- Two Receptions
- Extended to rear

Gramfield Road, Crossland Moor, Huddersfield, HD4 5QB

Guide Price: £160,000 - £170,000

An extended and well maintained three bedroom semi detached with gardens and garage in popular residential location.



PROPERTY DESCRIPTION

Affording well planned and flexible accommodation which may well suit the needs of the family buyer is this bay fronted semi detached property. Being extended from its original design the property now offers generous living space and occupies a good sized plot which includes gated parking, gardens and detached garage. While being well maintained, the property offers excellent scope for further improvement to individual taste.

Well placed for local amenities, schooling and nearby Huddersfield, the accommodation comprises: Side Entrance Lobby, spacious Living Room with fireplace and bay window, Dining Room with useful storage and fitted Breakfast Kitchen with door to rear garden. To the First Floor are a generous Principal Bedroom with fitted wardrobes, second single bedroom and third Box room/Study, all having fitted storage and Bathroom furnished with a three piece white suite including over bath shower and screen.

Externally, the property is approached by a gated driveway providing off street parking, proceeding to the side and giving access to a detached garage and further good sized rear garden. No Vendor Chain.

EPC: D

Tenure: Leasehold

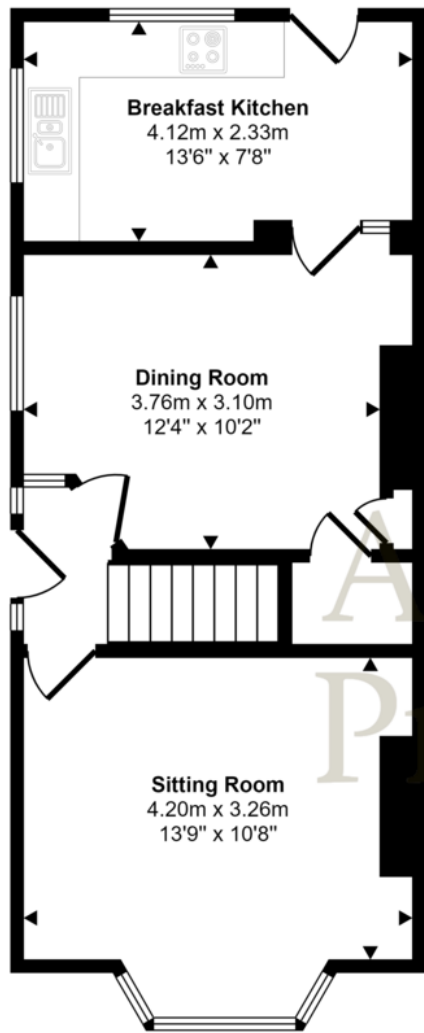
Council Tax: B

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





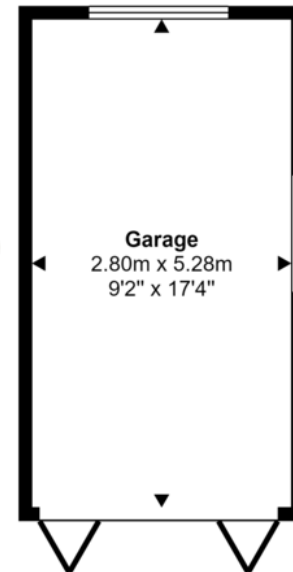
Approx Gross Internal Area
92 sq m / 985 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 33 sq m / 360 sq ft



Garage
Approx 15 sq m / 159 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

Copyright: Drawing by Applegate Properties

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