



**Denby Lane Crescent
Grange Moor, Huddersfield
WF4 4EB**



A THREE BEDROOMED, STONE CONSTRUCTION, MID THROUGH TERRACED PROPERTY BASED IN THE HIGHLY DESIRABLE LOCATION OF GRANGE MOOR. IDEALLY POSITIONED CLOSE TO MAJOR COMMUTER LINKS, LOCAL SCHOOLING AND BACKS ONTO THE COMMUNAL GREEN. IN TURN-KEY CONDITION INTERNALLY THIS FAMILY HOME WOULD MAKE AN IDEAL PURCHASE FOR FIRST TIME BUYER, GROWING FAMILY OR OF A BUY-TO-LET INVESTOR.

The property briefly comprises of dining kitchen room with under stairs pantry, a light and airy living room and rear hall to the ground floor. To the first floor is two double bedrooms and a single bedroom and house bathroom. Externally is a flagged garden to the front with a lawned garden to the rear. Early viewings are advised to avoid missing this fantastic opportunity to acquire a well maintained home.

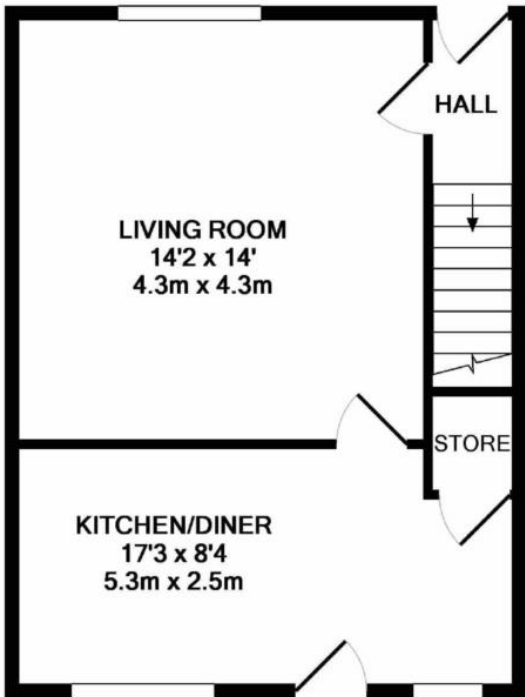
EPC rating C

Offers around £165,000

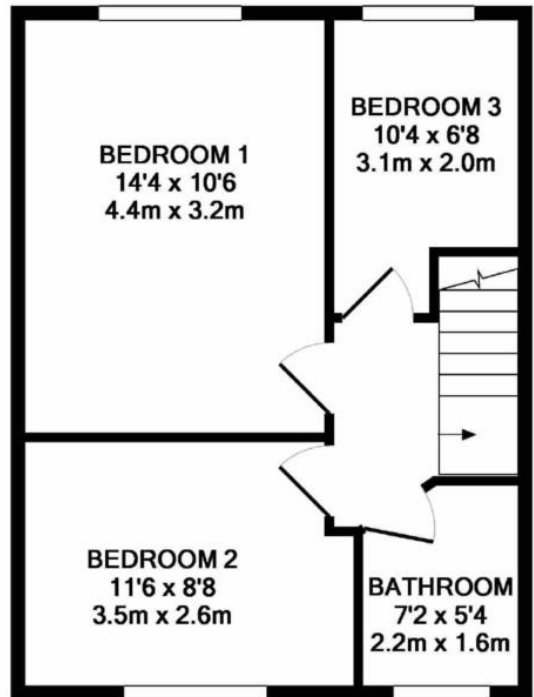
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GROUND FLOOR



1ST FLOOR

DENBY LANE CRESCENT
Measurements are approximate. Not to scale. Illustrative purposes only
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BRIEFLY THE PROPERTY COMPRISES

Enter in to the property through a double glazed composite front door with obscure glass and leaded detailing into the dining kitchen room.

DINING KITCHEN

17'3 X 8'4 (5.26m X 2.54m)

The dining kitchen room features a range of fitted wall and base units with gloss cupboard fronts and complimentary work surfaces over. Incorporating a single drainer sink unit with chrome mixer tap, there is high gloss brick effect tiling to the splash areas, a built in four ring gas hob with cooker hood over and a built in electric oven. There is a built in BOSCH slimline dishwasher and also an integrated WHIRLPOOL washing machine. It features two double glazed windows to the front elevation, tiled flooring, a radiator, a breakfast seating area as well as a separate dining area. There is a bi-folding door which leads to the under stairs pantry and a multi panel glazed door which leads to the living room.



LIVING ROOM

14' X 14'2 (4.27m X 4.32m)

The bright and airy living room benefits from a wealth of natural light coming through the double glazed window to the rear elevation, it has a fantastic outlook across the green, there is a radiator, wood effect laminate flooring, a ceiling light point and television point. A door leads from here to the rear hall.



REAR HALL

The rear hall features a double glazed PVC door which leads to the rear external, there is obscure glass and leaded detailing. The laminate flooring continues through from the living room, there is a radiator and stair case which leads to the first floor with wooden banister.

FIRST FLOOR LANDING

The first floor landing provides access to bedrooms one through to three and the house bathroom. There is decorative coving to the ceilings, a loft hatch and a wooden banister with spindles.



BEDROOM ONE

14'4 X 10'6 (4.37m X 3.20m)

Bedroom one is a generous size double bedroom with ample space for freestanding furniture. There is a double glazed window to the rear elevation with a pleasant outlook of the green and there is a radiator.



BEDROOM TWO

11'6 X 8'8 (3.51m X 2.64m)

Bedroom two is a double bedroom with ample space for freestanding furniture, there is a double glazed window to the front elevation.



BEDROOM THREE

10'4 X 6'8 (3.15m X 2.03m)

Bedroom three is a single bedroom which can be utilised as a study or nursery. There is a double glazed window to the rear elevation.



BATHROOM

7'2 X 5'4 (2.18m X 1.63m)

The house bathroom features a white three piece suite comprising of a panel bath with thermostatic rainfall shower over, a wash hand basin with chrome mixer tap and a low level W>C with push button flush. There are tiled floors and tiled walls with a chrome trim. There is inset spotlighting to the ceiling, an extractor fan and also a double glazed window to the front elevation with obscure glass.



EXTERNAL FRONT

Externally to the front the property benefits from a low maintenance flagged garden, there are stone wall and part fenced boundaries, space for a garden shed and an external tap. There is informal parking arrangements that provide off street parking across the lane to the front of the property however this must be stipulated this is not on the deeds and is not owned by the property.



EXTERNAL REAR

To the rear the property benefits from a lawned garden with a pleasant outlook over the green and there are fenced boundaries.





VIEWING:

For an appointment to view, please contact the Holmfirth Office on 01484689689

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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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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FREE VALUATIONS

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.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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 TIME

7 DAYS A WEEK

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

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

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