

bramleys

For Sale

**186 CROSLAND ROAD
OAKES
HUDDERSFIELD
HD3 3SU**

RESIDENTIAL SALES

£195,000



- **2 BEDROOMS**
- **SEMI DETACHED BUNGALOW**
- **GARAGE WITH WORKSHOP TO REAR**
- **DRIVEWAY AND GARDENS**
- **POPULAR RESIDENTIAL LOCATION**
- **AMENITIES NEARBY IN LINDLEY**



This two bedroom stone built 2 bedroom bungalow has been extended from it's original form by way of a kitchen extension to the rear and is situated in this highly sought after residential area of Huddersfield. Set underneath a stone slate roof with attached garage and workshop, the property would make an ideal purchase for those looking towards retirement. Having gas fired central heating and uPVC double glazing, the property is situated approximately 0.5 miles from the centre of Lindley where most daily requirements can be satisfied. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding bungalow. Energy Rating: E

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a uPVC wood grain effect double glazed entrance door with leaded and stained glass panels gives access into:-

Entrance Hall

Having a central heating radiator, walk-in airing cupboard and loft access with retractable ladder.

Lounge

4.37m x 3.96m (14'4" x 13'0")

Situated to the front of the property with a uPVC wood grain effect double glazed bay window, fitted gas fire set into a marble hearth with Cornish slate back and stone surround with timber mantel above. There is a central heating radiator, 4 wall light points and ceiling coving.



Dining Room

2.90m x 3.20m (9'6" x 10'6")

Having a central heating radiator, ceiling coving and uPVC wood grain effect double glazed window.

Kitchen

3.00m x 2.90m (9'10" x 9'6")

Having a range of matching modern wall and base units with laminated working surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, plumbing for an automatic washing machine, inset stainless steel sink unit with mixer taps and side drainer, 2 central heating radiators, fully tiled walls, uPVC double glazed side access door leading to the side entrance porch.



Side Entrance Porch

Having a uPVC double glazed window with internal access door into the garage.

Bedroom 1

3.48m x 3.58m inc robes. (11'5" x 11'9" inc robes.)

Having a range of 7 door wardrobes with hanging and shelving facilities, dressing table with drawers, built-in drawer units and overhead storage cupboards. There are 2 wall light points, central heating radiator, ceiling coving and a uPVC double glazed window.



Bedroom 2

2.90m x 3.07m (9'6" x 10'1")

Situated to the rear of the property, having a uPVC double glazed window, central heating radiator, built-in wardrobes with matching bedside drawer units, display niches and overhead storage cupboards.



Bathroom

Being part tiled to the walls, having a 3 piece suite comprising low flush WC, pedestal wash basin and panelled bath with mixer taps, overhead Aqualisa shower and shower screen. There is a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a twin stone pillared entrance which gives access to the concrete side driveway which in turn leads down the side of the property to the attached single garage. To the front there is a Yorkshire crazy paved garden with inset flower beds and adjacent rockery. To the rear there is a flagged patio, adjacent gardens, potting shed and store room.

Garage

4.09m x 2.82m min. (13'5" x 9'3" min.)

Having a roller shutter automated access door. The garage has 2 rooms at the back:-

Store Room (off the garage)

2.82m x 2.84m (9'3" x 9'4")

Having been utilised as a workshop/hobby room and has a window overlooking the rear garden



Utility Area (off the garage)

2.16m x 1.12m (7'1" x 3'8")

Having a uPVC wood grain effect double glazed window and French doors out to the rear garden.

COUNCIL TAX BAND:

B

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

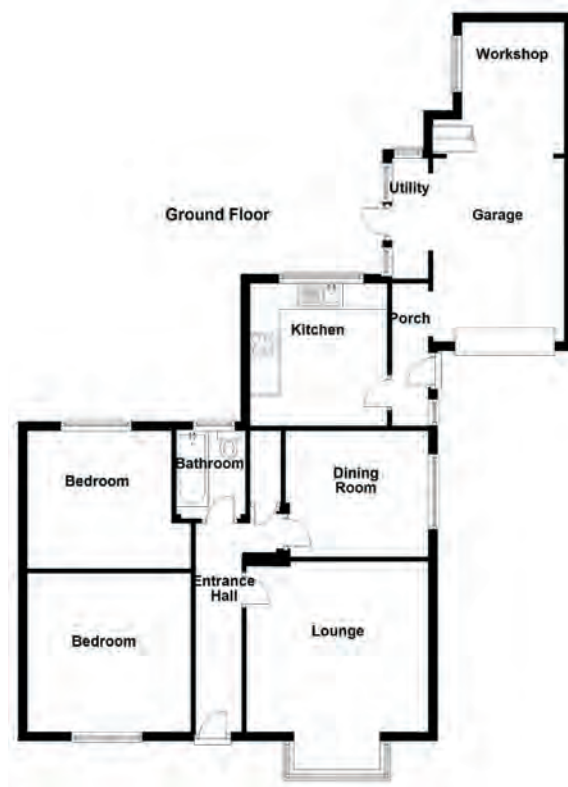
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE 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.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road which then becomes New Hey Road. At the next roundabout proceed straight ahead and after passing the Merrie England on the right, take the next right into Crosland Road. Follow this road up the hill, at the cross roads proceed straight ahead and the property will be found after a short distance on the right hand side.



Energy Performance Certificate

186, Crosland Road, Oakes, HUDDERSFIELD, HD3 3SU

Dwelling type: Semi-detached bungalow
Date of assessment: 24 September 2019
Date of certificate: 24 September 2019

Reference number: 8851-7821-6390-1674-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,819
Over 3 years you could save	£ 1,827

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 171 over 3 years	<p>You could save £ 1,827 over 3 years</p>
Heating	£ 2,832 over 3 years	£ 1,611 over 3 years	
Hot Water	£ 675 over 3 years	£ 210 over 3 years	
Totals	£ 3,819	£ 1,992	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 426
2 Floor insulation (suspended floor)	£800 - £1,200	£ 324
3 Low energy lighting for all fixed outlets	£45	£ 117

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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:

- 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.
- 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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