



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 42 Dryclough Road, Huddersfield, HD4 5HY

**Offers Over £189,995**

**\*UNDER OFFER\* OFFERED FOR SALE\*** Is this larger than average three/ four bedroomed, Semi-Detached bungalow with well kept gardens, a tar-mac driveway and a garage. Ideally situated in this well regarded area of Crosland Moor, being of close proximity for all the local amenities, bus routes, schools and BEAUMONT PARK. Boasting gas central heating and double glazing with security alarm, the property comprises:- entrance door leading into the reception hallway, a spacious lounge with featured bay window and onward views, dining room leads on the the kitchen with access to the rear gardens. There is two good sized double bedrooms and a house bathroom. To the second floors there is a large double bedroom with storage and a further occasional room/office. Externally well appointed gardens to the front aspect with large tar-mac driveway leading to the detached garage. To the rear a low maintenance garden with storage shed, decked areas, and paved patios. Viewings are highly recommended Not to be missed, this would suit an array of buyers or retiring buyers. "NO CHAIN" " SOME MODERNISATION NEEDED WHY NOT ADD YOUR OWN STAMP TO THIS ATTRACTIVE PROPERTY" For an internal viewings with the agent please call today to avoid missing out of the stunning property.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### ENTRANCE DOOR

UPVC entrance door:

### RECEPTION HALLWAY



Reception hallway with staircase rises to the first floor landing, featuring coved ceiling, wall lighting and a wall mounted gas central heated radiator:

### LOUNGE 15'7 x 12'2 (4.75m x 3.71m)



A welcoming, very spacious lounge with delightful uPVC double glazed bay window to the front aspect, featuring an Adam style fire surround with marble effect back and hearth. T.V point, telephone point, inset coal effect gas fire, coved ceiling, wall lighting and wall mounted gas central heated radiator:

### DINING ROOM 12'10 x 9'10 (3.91m x 3.00m)



Set to the rear aspect is a good sized dining room with uPVC double glazed window to the side aspect, coved ceiling, dado rail, a wall mounted gas central heated radiator and built in storage cupboard. Featuring a fireplace with tiled back and hearth, French doors leading to:

### KITCHEN 11'4 x 9'4 (3.45m x 2.84m)



Positioned to the rear elevation is this spacious bespoke kitchen with uPVC windows overlooking the rear aspect. Featuring a matching range of wall and base units in solid Oak wood with complimentary roll edged laminate work surfaces and rustic tiled splashbacks, incorporating a resin sink with drainer unit with mixer tap. Integral electric oven and grill with a four ring gas hob, plumbing for an automatic washing machine and finished with tiled flooring. UPVC door leads to the rear garden:

### FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to all rooms:

### BEDROOM ONE 12'9 x 9'9 (3.89m x 2.97m)



A well pointed double bedroom, uPVC window set to the rear aspect aspect, featuring a fitted wardrobes to one wall, matching bed side units and a fitted headboard, coved ceiling and a wall mounted gas central heated radiator:

### **BEDROOM TWO 11'9 x 8'10 (3.58m x 2.69m)**



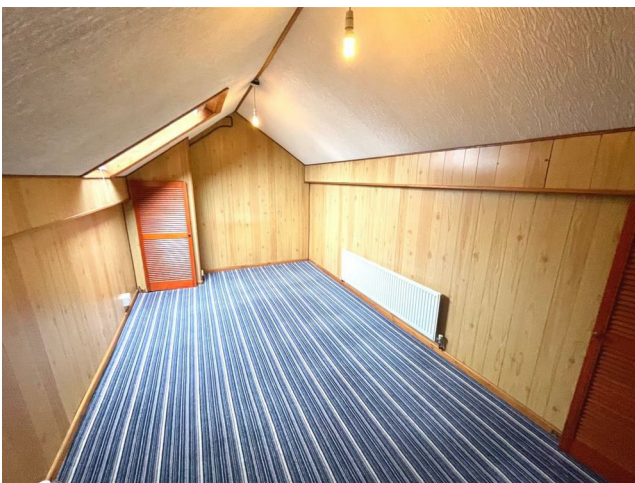
A second double bedroom with uPVC window to the front aspect boasting onward views over the front garden. featuring a useful under stairs storage cupboard T. V. point and wall mounted gas central heating radiator. Finished with laminated wood effect flooring:

### **THIRD 12'4 x 11'9 (3.76m x 3.58m)**



Positioned to the rear of the property in this third double bedroom with twin aspect uPVC windows, featuring fitted pinewood wardrobes to one wall, beamed ceiling, coved ceiling and a wall mounted gas central heating radiator:

### **FOUR/ OCCASIONAL 16,1 x 8'7 (4.88m,0.30m x 2.62m)**



Fourth, good sized occasional room/office, featuring panelled areas, under eaves storage, a useful storage cupboard and wall mounted gas central heating radiator:

### **BATHROOM 9'7 x 5'2 (2.92m x 1.57m)**



Fully tiled house bathroom with uPVC window to the rear aspect, featuring a four piece white suite in champagne with gold effect fittings. Comprising of: panelled bath with hot and cold taps, set in shower cubicle with electric shower, vanity unit with hand wash basin and a low flush W/C. Pine wood panelled ceiling with inset spotlights, and a wall mounted gas central heated radiator:

### **EXTERNALLY**



Externally this property offers well maintained gardens to the front aspect, tar-mac driveway to the side which leads to the detached garage. To the rear via gated access, is this low maintenance garage with astro-turfed area, decked patio area, offering a truly delightful seating area for bistro dining in the summer months and southerly facing:

### **GARAGE**

Immediately to the side aspect of this bungalow is a single detached garage that offers up and over doors, power and lighting:

### **ABOUT THE AREA**

About the area are as follows:

In Crosland Moor there is a beautiful park called Beaumont Park it is a great place to visit and

perfect for long strolls. The park features summer events, band stands, children's play area, basket ball nets and football goal posts. Ample walks with shops and local amenities minutes away, Croslandmoor is a district in the south west of Huddersfield, Croslandmoor begins at the junction of Manchester Road A62. The area looks overlooks the village of Milnsbridge, Golcar and Colne Valley. In Croslandmoor there is a beautiful park called Beaumont Park it is a great place to visit and perfect for long strolls. The park features summer events, band stands, children's play area, basket ball nets and football goal posts.

Primary Schools located in Croslandmoor are Croslandmoor Junior, Infants & Nursery School, High Schools in Croslandmoor are Moor End Technology College.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### **Tenure**

This property is ( LEASE HOLD ) with 902 years remaining from the year 1926, charges to confirm 50.00 a year:

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **Sprift Report- Key Facts for Buyers**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=2097557](https://sprift.com/dashboard/property-report/?access_report_id=2097557)

### **Council Tax Bands**

The council Tax Banding is "B "

Please check the monthly amount on the Kirklee Council Tax Website .

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### **BOUNDARIES AND OWNERSHIPS**

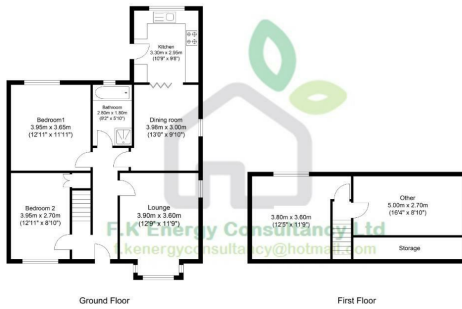
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Please Note there is No Building Regulations on the attic rooms

### **EPC D**

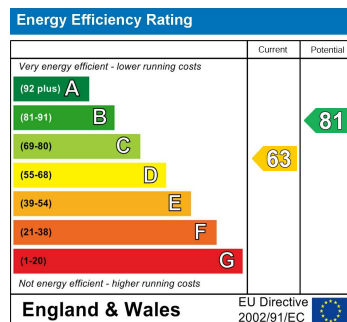
<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2179-9270-2227-3571>

## Floor Plan



42 Dryclough Road, HUDDERSFIELD, HD4 5HY  
 Approximate Internal Floor Area of House 116.93 sq. m. (1268.62 sq. ft.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, rooms and any other features are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Energy Efficiency Graph



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