



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



8 Stonefield Road, Huddersfield, HD4 5QF

Asking Price £349,950

AN ATTRACTIVE SEMI-DETACHED DORMER BUNGALOW Offered for sale is this "IMMACULATE" and beautifully presented **FOUR** bedroom semi-detached property with a large driveway leading to a double detached garage and gardens. A true credit to the current owners. Offering easy access to the local communities of Crosland Moor, perfectly positioned for local schools, amenities, country walks, Beaumont Park and great access to the M62 motorway networks. The property boasts gas central heating, double glazing and security alarm system being beautifully decorated throughout and featured wood flooring. This spacious accommodation is set over two floors, comprises of: Entrance door leads to a welcoming reception hallway, beautifully appointed lounge with French doors leading onto the dining room and conservatory, dining kitchen is set to the rear aspect with a utility area, there is a fourth bedroom and a separate shower room. To the first floor landing, access to under eaves storage, three further bedrooms, walk-in and a modern four piece house bathroom. Externally offering well kept garden to the front with tarmac driveway which provides ample off street parking for multiple vehicles leading to the detached double garage. To the rear is a well maintained, southerly facing landscaped garden with flagged patio area and mature shrubs and hedges. Ideally suited to a variety of buyers this property must be viewed to appreciate the outstanding accommodation on offer! ***NOT TO BE MISSED***
Tel ADM Residential today! On 01484-644555 to arrange your viewing!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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REAR ENTRANCE DOOR

A uPVC entrance door with half opaque obscure glazing, opening onto:

UTILITY ROOM 6'4 x 4'6 (1.83m'1.22m x 1.22m'1.83m)



A useful utility area with uPVC window to the rear aspect, featuring wall mounted units in white with chrome effect fittings, laminated working surfaces, plumbing for a washing machine and tumble dryer. Finished with wall mounted gas central heated radiator and laminate effect flooring:

DINING KITCHEN 15'4 x 10'1 (4.57m'1.22m x 3.05m'0.30m)



Generously proportioned and well designed dining kitchen with a uPVC double glazed window overlooking the rear aspect. Featuring a matching range of base and wall mounted shaker style units in white with laminated working surfaces and matching splash backs, inset resin scratch resistant sink unit with drainer and a featured mixer tap. A gas cooker point, with pull-out extractor hood over, plumbing in situ for a dishwasher and under counter space for a fridge and freezer. Finished with coved ceiling, wall mounted double panelled

gas central heated radiator and Karndean flooring. Door leads to:

HALLWAY



A well appointed, welcoming reception hallway with staircase rising to the first floor landing. Featuring under stairs storage cupboard, coved ceiling, wall mounted double panelled gas central heated radiator and oak wood flooring. Doors lead to

WET ROOM 5'8 x 5'1 (1.52m'2.44m x 1.52m'0.30m)



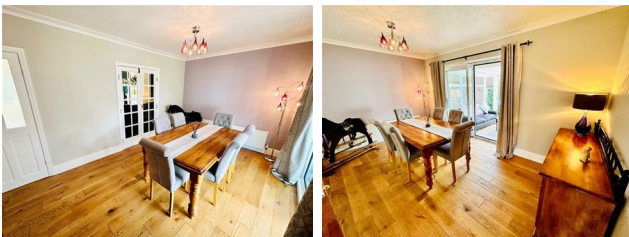
A fully tiled, modern wet room with chrome effect fittings and ceiling extractor. Featuring a modern suite in white, comprising of:- walk-in shower with splash screen and mains fitted waterfall shower unit, wall mounted hand wash basin with mixer tap and a low level flush w/c. Finished with ceiling spotlighting and tiled flooring:

LOUNGE 15'5 x 12'1 (4.57m'1.52m x 3.66m'0.30m)



A beautifully decorated, spacious lounge with uPVC double glazed window to the front aspect which enjoys views over the front garden and allows an abundance of natural light. Featuring an Adam style fire surround with marble effect back and hearth with an inset living flame gas fire. Finished with coved ceiling, wall mounted twin lighting, T.V point, telephone point and wall mounted double panelled gas central heated radiator and French doors leading onto the dining room:

DINING ROOM 15'4 x 10'5 (4.57m'1.22m x 3.05m'1.52m)



A delightfully well appointed dining room with ample space for a large dining table and chairs, french doors opening onto the lounge and patio doors leading onto the conservatory. Finished with coved ceiling, wall mounted double panelled gas central heated radiator and finished with oak wood effect flooring:

CONSERVATORY 12'2 x 8'10 (3.66m'0.61m x 2.44m'3.05m)



Set to the rear aspect is this well appointed conservatory with uPVC glazed windows to all sides with patio sliding doors which open up onto the rear patio garden. Finished wood effect vinyl flooring:

BEDROOM GUEST FOUR 11'3 x 10'6 (3.35m'0.91m x 3.05m'1.83m)



A fourth, good sized double bedroom with uPVC double glazed windows to the front aspect overlooking the front garden, finished with wall mounted double panelled gas central heated radiator and Karndean flooring:

TO THE FIRST FLOOR LANDING



To the first floor landing with under eaves storage cupboard and doors leading to:

MODERN HOUSE BATHROOM 11'5 x 5'6 (3.35m'1.52m x 1.52m'1.83m)



A recently fitted, fully tiled house bathroom with uPVC velux window to the rear aspect. Comprises of a modern four piece bathroom suite in white with chrome effect fittings, consisting of:- panelled bath with water fall taps, a walk-in shower with mains fitted waterfall shower over, hand wash vanity unit with matching water fall taps and low level flush w/c. Finished with wall mounted chrome heated towel rail, ceiling spot lighting and matching tiled flooring:

BEDROOM ONE 11'9 x 9'5 (3.35m'2.74m x 2.74m'1.52m)



A good sized, double bedroom with uPVC window to front aspect, featuring fitted wardrobes and

drawers to one wall. Finished with T.V point, wall mounted double panelled gas central heating radiator and wood effect flooring:

BEDROOM TWO WITH WALK-IN 11'8 x 10'2 (3.35m'2.44m x 3.05m'0.61m)



Spacious guest bedroom with uPVC window to the front aspect, offering a superb walk-in wardrobe area. Finished with T.V point and wall mounted double panelled gas central heated radiator:

WALK-IN AREA 9'4 x 4'7 (2.74m'1.22m x 1.22m'2.13m)



A great addition to any bedroom with fully fitted floor to ceiling wardrobes and matching drawers. Finished with wood effect flooring:

BEDROOM THREE 15'5 x 5'6 (4.57m'1.52m x 1.52m'1.83m)



A third, single bedroom with uPVC velux window overlooking the rear aspect. Featuring wall

mounted double panelled gas central heated radiator and wood effect flooring:

EXTERNALLY



To the front aspect, the property boasts a large, lawned garden having been well maintained with flower and shrub borders and stone wall boundaries with wrought iron railing. To the side is a large tarmac driveway suitable for multiple vehicles leading to a detached double garage with up and over door. To the rear is a further well kept, southerly facing, landscaped garden with a lawned area and patio area, an ideal space for enjoying the summer months. Enjoying flower and shrub borders and stone wall boundary, boasting a southerly aspect, with outside cold tap and outside security lighting:

ADDITIONAL INTERNAL PHOTOS



Additional internal photos:

DOUBLE GARAGE



Detached double garage with electric door, power and light:

ADDITIONAL EXTERNAL PHOTOS



Additional external photos:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Blackmoorfoot is to the south west of Huddersfield town centre. The electoral ward of Crosland Moor and Netherton, in the Colne Valley constituency. The area of Crosland Moor includes Beaumont Park, Crosland Hill and Walpole and has a population of 9,085 according to the 2001 census. Crosland Moor begins at the junction of the Manchester Road A62 and Blackmoorfoot Road the main thoroughfare. The area rises up the hillside to overlook the areas of Milnsbridge and Golcar in the Colne Valley. 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, Crosland Moor is a district in the south west of Huddersfield, Crosland Moor begins at the junction of Manchester Road A62. The area looks overlooks the village of Milnsbridge, Golcar and Colne Valley.

Schools: Moor End Academy (formally Moor End Technology College) is Crosland Moor's secondary school based on Dryclough Road near Beaumont Park. Crosland Moor Junior and Infants schools are also on Dryclough Road.

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 Or

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.

Please Note: Unauthorized reproduction prohibited.

Council Tax Bands

The council Tax Banding is "C"

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

Tenure

This property is Freehold.

EPC LINK

EPC AND FLOOR PLAN ON ORDER.

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.

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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Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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