

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



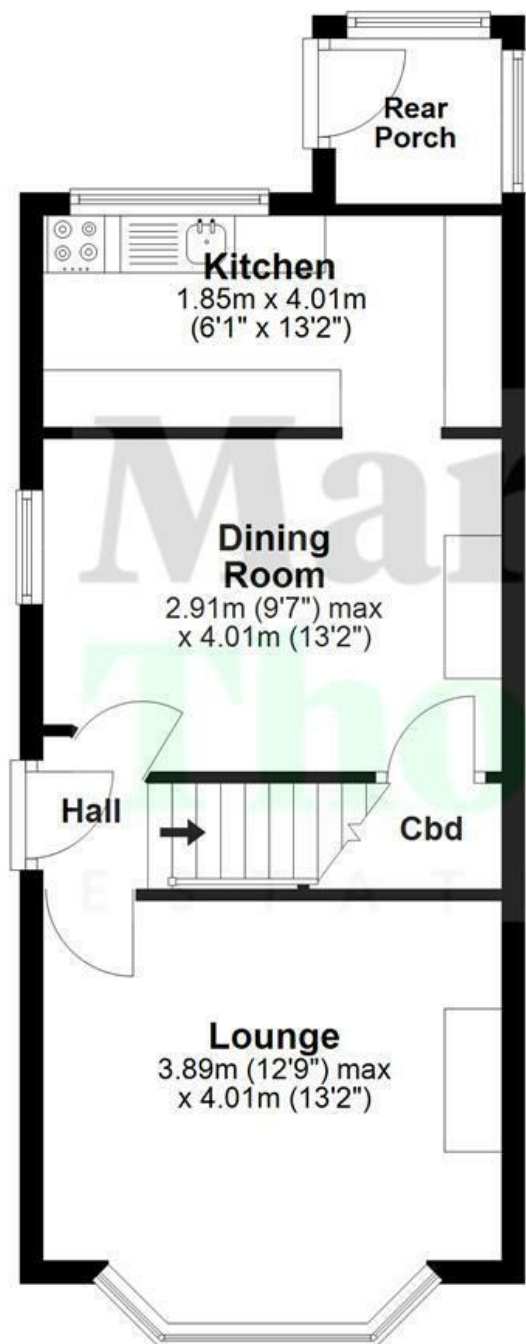
## Gramfield Road, Crosland Moor Huddersfield, Yorkshire

**Offers in the region of  
£180,000**

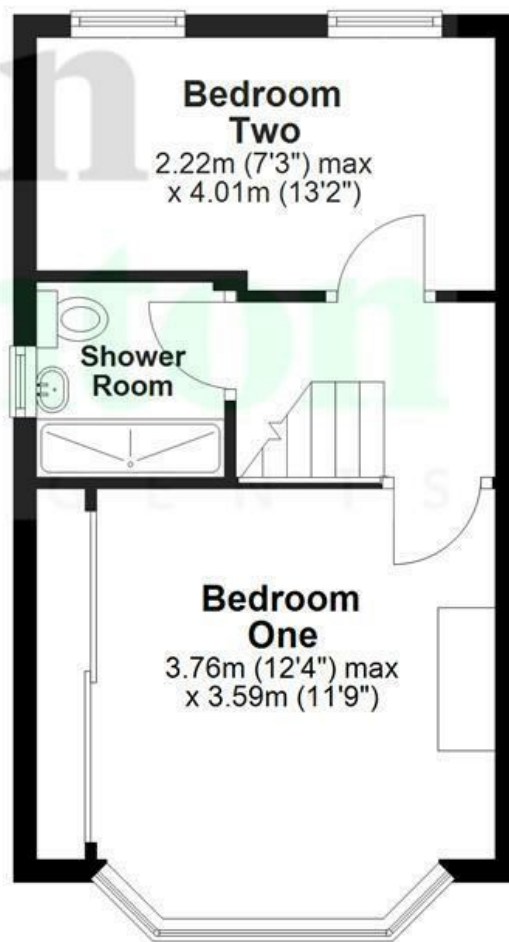
This two double bedroom semi-detached property is set to a generous corner plot, close to local amenities and nearby the M62 motorway network serving Leeds and Manchester City centres. The accommodation comprises an entrance hall, living room, dining room, kitchen and rear entrance porch. On the first floor, there are two double bedrooms, the second having been two rooms originally, and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, a large sweeping block paved driveway leads to a detached double garage. At the rear, there is a lovely, enclosed garden with mature shrubbery and fenced borders, enjoying a southerly aspect.



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Gramfield Road, Crosland Moor Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC door with a decorative insert opens to the entrance hall, which has a ceiling light point and a radiator. A staircase leads to the first floor landing and a timber and bevelled glazed door leads into the living room.

### Living Room

This reception room is positioned at the front of the property and has a walk-in uPVC double-glazed bay window. There is a coving to the ceiling, a ceiling light point, two wall lights points and a radiator. The chimney breast and both alcoves feature exposed brickwork, along with a useful storage cupboard and shelving to one alcove. The focal point of the room is a living flame gas fire set to a stone hearth.



### Dining Room

This room has a uPVC double-glazed window to the front elevation. There is useful shelving and storage to both alcoves, a ceiling light point and a radiator. The focal point of the room is a decorative brick style fireplace with a mahogany style mantel over. There is an under stairs storage cupboard with hanging rails and shelving, which also houses the alarm panel and electric fuse box. An archway leads through to the kitchen.





# Gramfield Road, Crosland Moor Huddersfield, Yorkshire

## Details



### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and an inset one-and-a-half bowl composite sink with twin taps. Integrated appliances comprise a Hotpoint four-ring hob and oven. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. This room is home to the Worcester central heating boiler. There is a uPVC double-glazed window to the rear elevation, two ceiling light points and a radiator. A uPVC door with a double-glazed insert opens to the rear entrance porch.



### Rear Entrance Porch

The rear entrance porch has a wall light point, uPVC windows to the front and side elevations and a uPVC door with double-glazed inserts leading out into the rear garden.



# Gramfield Road, Crosland Moor Huddersfield, Yorkshire

## Details



### First Floor Landing

From the entrance hall, a staircase leads up to the first floor landing, where there is access to the partly boarded loft space via a pull-down ladder. There is a ceiling light point and a storage cupboard, perfect for housing linen, etc.



### Bedroom One

This double bedroom is positioned at the front of the property and has a walk-in uPVC double-glazed window with pleasant views. It has fitted wardrobes with sliding mirrored doors comprising hanging rails and shelving. There are two wall light points, a ceiling light point, a dado rail and a radiator.



# Gramfield Road, Crosland Moor Huddersfield, Yorkshire

## Details



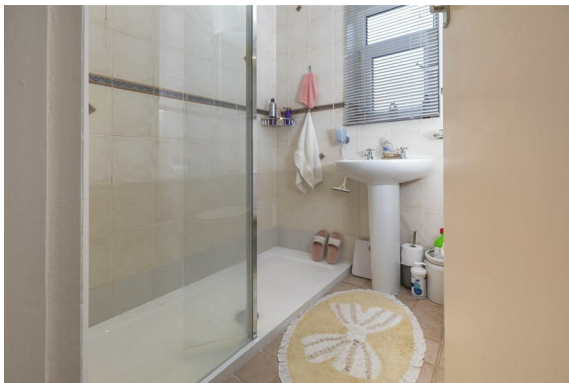
### Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook via two uPVC double-glazed windows. There are two ceiling light points and a radiator.



### House Bathroom

The bathroom has a white suite comprising a walk-in shower cubicle with a folding glass screen, home to a Mira electric shower, a pedestal wash hand basin with twin taps and a low-level WC. There is tiling to the floor, contrasting tiled walls, ceiling downlighting and a radiator.



# Gramfield Road, Crosland Moor Huddersfield, Yorkshire

## Details



### External Details

At the front of the property, there is a wrought iron gate and walled boundaries with mature shrubbery borders. There is a raised front garden area, a patio and a block paved double driveway leading to a detached double garage. The block paved driveway continues around the side of the property to the rear garden, where there is a lovely fenced area, a useful potting shed and raised beds. There is a further flagged patio seating area, perfect for outdoor entertaining. The rear garden also benefits from a southerly aspect.



### Double Garage

The detached double garage has an inspection pit, power, light and up-and-over doors.



### Tenure

The vendor confirms the property is Leasehold.



# Gramfield Road, Crosland Moor Huddersfield, Yorkshire

Directions

