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01484 508000



**Crangle Fields, Stocksmoor  
Huddersfield,**

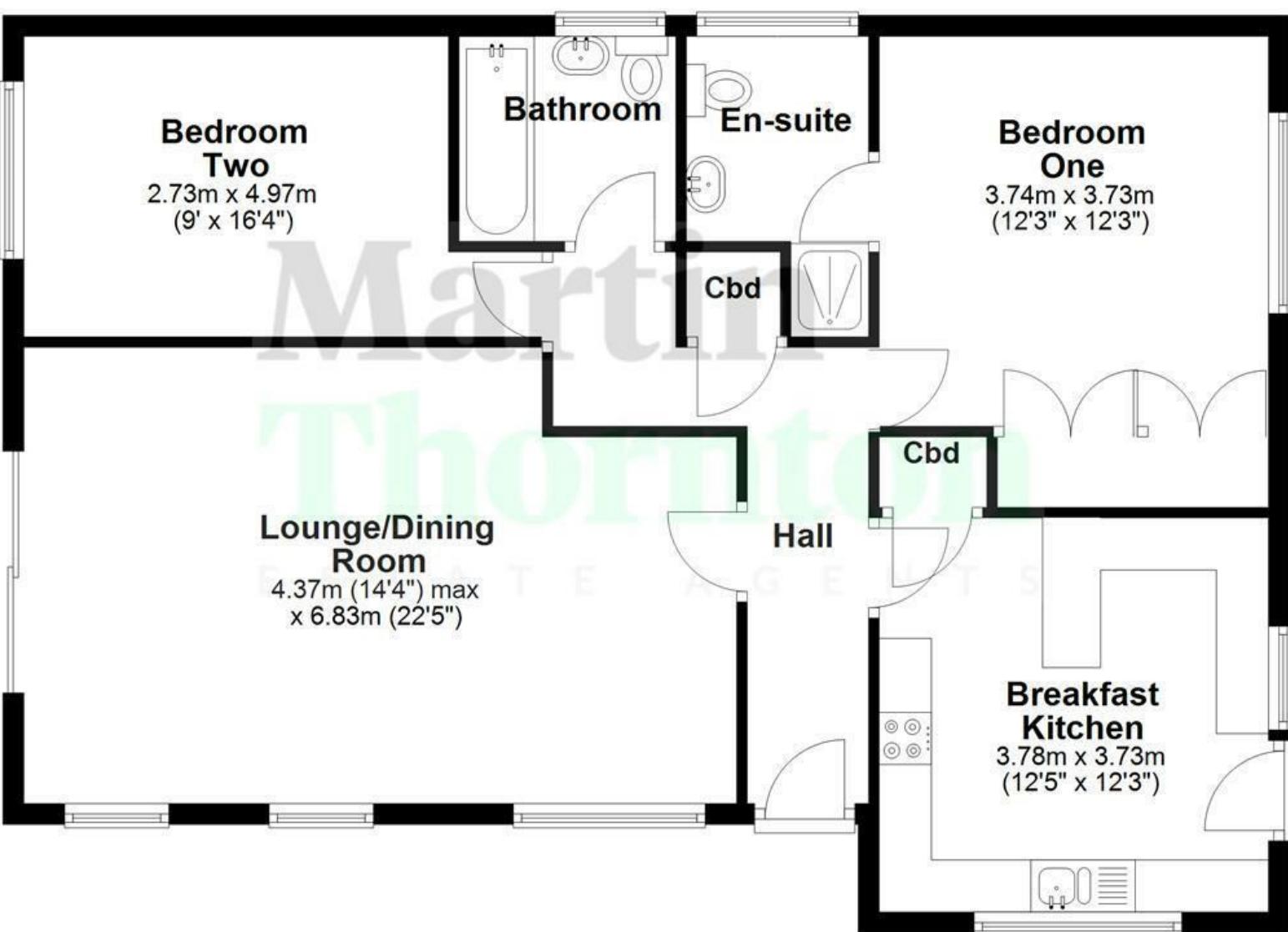
**Offers in the region of  
£400,000**

Occupying a generous plot and located to one of Huddersfield's most sought after areas is this two double bedroom detached true bungalow. The property may well prove suitable to the downsizer looking for accommodation on one level, or a professional couple looking to access railway links, etc. The well-presented accommodation has been enjoyed over the last twenty years by the current owners. It comprises a spacious entrance hall with storage, breakfast kitchen, large living/diner, two double bedrooms, the master with an en suite shower room, and a house bathroom. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, there are gardens to three elevations and a detached double garage with a driveway. Viewing is highly recommended.



Floorplan

Ground Floor



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



### **Entrance Hall**

A uPVC door with double-glazed inserts opens to the spacious entrance hall. This has a useful storage cupboard, two ceiling light points, coving to the ceiling and a radiator.

### **Kitchen**



The kitchen is positioned at the front of the property and has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit. Integrated appliances comprise a split-level oven and hob with overlying extractor fan, a dishwasher and a fridge freezer. There is plumbing for an automatic washing machine and space for a dishwasher. Natural light is enjoyed via two uPVC windows. The room has an additional storage cupboard with hanging rails and shelving, perfect for storing shoes and coats, which is home to the alarm system. There is a worktop forming a breakfast bar area, a ceiling light point and a radiator. A stable style uPVC door gives access to the side of the property.

### **Living Room**



This reception room is positioned at the front of the property and a dual aspect with three uPVC windows. It has plenty of room for furniture and is currently used as a living/diner. The focal point of the room is a timber fire surround with a marble hearth, home to a living flame gas fire. There are two ceiling light points, coving to the ceiling and three radiators. A sliding uPVC patio door gives access to the side garden.

### **Bedroom One**



This double bedroom is positioned at the rear of the property and has a uPVC window to the side elevation. It has wall-length fitted wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite.



**Details**

**En Suite**



The white suite comprises a shower cubicle, a vanity hand basin with storage beneath and a low-level WC. There is tiling to the walls, a uPVC window to the side elevation, a vanity mirror, a ceiling light point, an extractor fan and a radiator.

**Bedroom Two**



This double bedroom is positioned at the rear of the property and has a uPVC window to the side elevation. It has a fitted wardrobe with hanging rails and shelving and a fitted desk with drawers. There is coving to the ceiling, a ceiling light point and a radiator.

**House Bathroom**



The white suite comprises a walk-in panelled bath, home to an electric Mira shower, a pedestal hand basin with mixer tap and a low-level WC. There is ceiling downlighting, coving to the ceiling, a creole, an extractor fan, a shaver point and a chrome ladder style heated towel rail. A uPVC window allows natural light from the rear elevation.

**External Details**



At the front of the property, there is a wrought iron access gate giving access to the porch, where there is an outside light. A flagged pathway leads to the front door and around both sides of the property. There are lawned gardens to each side and a patio area, perfect for outdoor entertaining, which can also be accessed via the sliding door in the living room. On the right-hand side of the property, there is a separate entrance to the kitchen from the driveway.



**Details**

**Double Garage**



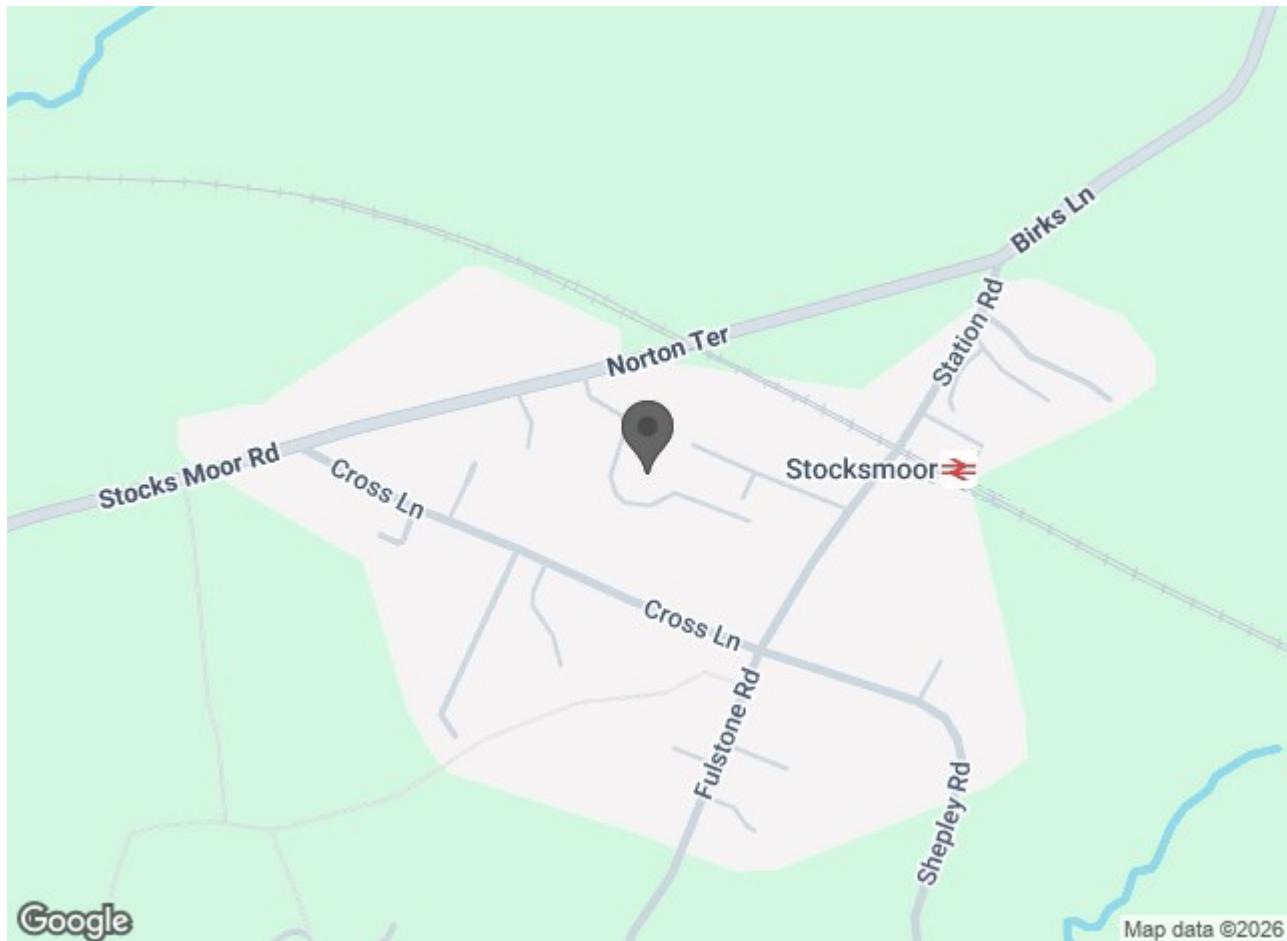
On the right-hand side of the property, there is a detached double garage with power, light and an electric roller shutter door, with additional storage space in the eaves.

**Tenure**

The vendor has informed us that the property is Freehold.

# Crangle Fields, Stocks Moor Huddersfield,

Directions



**Martin Thornton**  
**PLATINUM**

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