



\*\*\* SUPERB CUL-DE-SAC POSITION WITH LONG DISTANCE VIEWS \*\*\*

Offered for sale with the benefit of vacant possession and no onward chain is this tastefully presented and smartly appointed semi-detached house. With 2 excellent reception rooms together with a modern kitchen with appliances. Briefly comprising: hall, cloakroom/wc, lounge, dining room, kitchen, 1st floor landing, 3 bedrooms & bathroom. The property is well placed for local amenities and nearby schooling and located 2.5 miles from Huddersfield town centre. Gardens to front and rear, a driveway leading down the side of the property providing off-road parking and leading to a single garage.

## GROUND FLOOR

### HALL

7'5" x 4'3" (2.26m x 1.30m)

Accessed from the front entrance door with a staircase leading to the first floor, a radiator and a door leading to:-

### CLOAKROOM/WC

Fitted with a two piece suite comprising a corner hand basin and a low level wc, also having a window to the side elevation.

### LOUNGE

13'7" x 12'4" (4.14m x 3.76m)

A generous reception room positioned at the front of the house with a focal point fireplace with fitted gas fire. Radiator, 3 windows and an archway leading to:-

### DINING ROOM

9'9" x 8' (2.97m x 2.44m)

With French doors leading out to the rear garden. Radiator

### KITCHEN

9'9" x 7' (2.97m x 2.13m)

Fitted with an excellent range of modern gloss finish base and wall units with complementary work surfaces, 1½ bowl sink unit with mixer tap and tiled splash-backs. Integrated appliances to the kitchen include a 4-ring gas hob with cooker hood above and a built-in electric oven. There is plumbing for an automatic washing machine, a useful under stairs cupboard with power & light, 2 windows to the rear elevation and an entrance door to the side.

## FIRST FLOOR

### LANDING

8'5" x 5'8" (2.57m x 1.73m)

Having a window to the side and doors to the following rooms:

### BEDROOM 1

13'8" x 9'4" (4.17m x 2.84m)

With fabulous long distance views to the front, the principal double bedroom has 3 windows and a radiator.

### BEDROOM 2

9'8" x 9'7" (2.95m x 2.92m)

This second double bedroom is positioned to the rear of the property and has windows overlooking the rear garden and a radiator.

### BEDROOM 3

8'5" max x 5'8" max (2.57m max x 1.73m max)

Including the bulk head housing the Ideal Logic central heating boiler, windows to the front and a radiator.

### BATHROOM

6'4" x 5'5" (1.93m x 1.65m)

Fitted with a 3-piece suite comprising panelled bath with mixer shower, pedestal wash hand basin and low level wc.

### OUTSIDE

The property has lawned gardens to front and rear, a driveway leading down the side providing off road parking for several cars and this in turn leads to a single garage with a manual up-and-over door.

### TENURE

Many of the surrounding properties on Greenside Crescent are leasehold and it is likely that this is the case for number 29. Details will be confirmed during the conveyancing process.

### COUNCIL TAX BAND B

### EPC RATING D64

