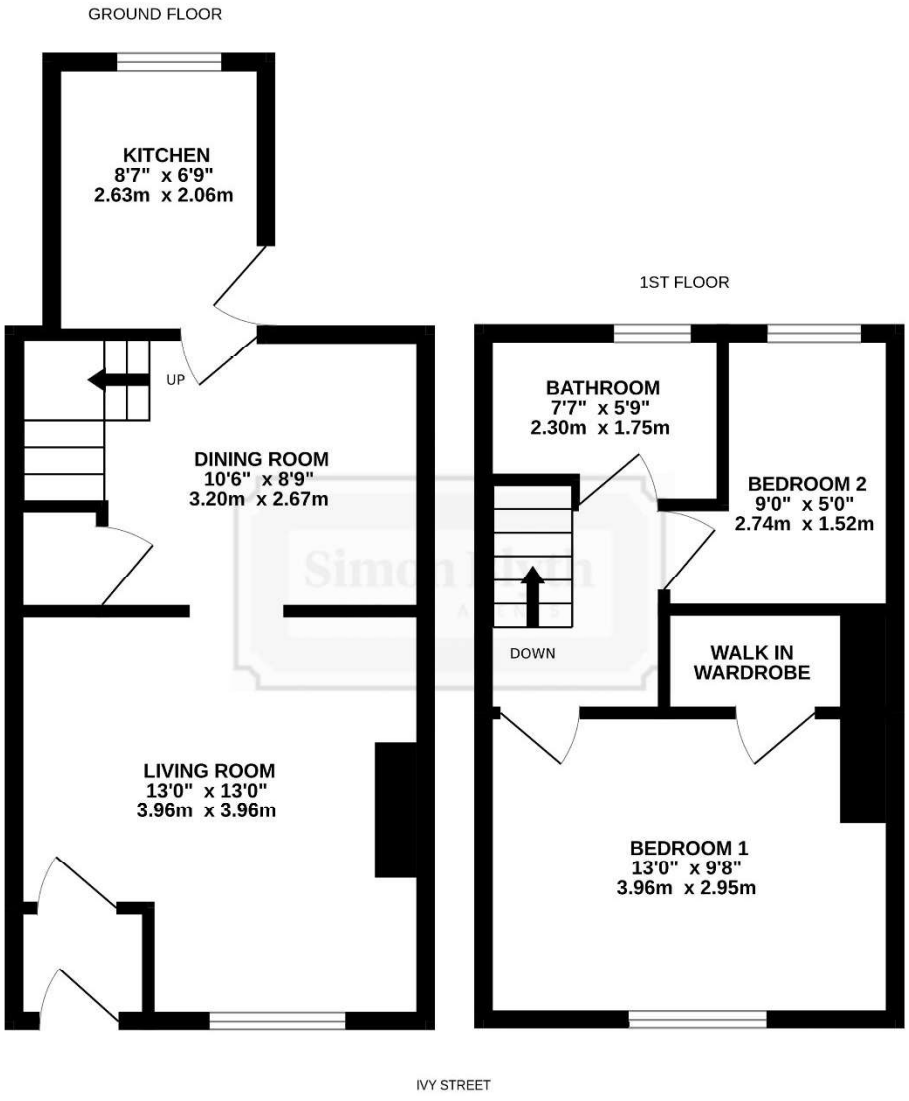


11 Ivy Street, Crosland Moor, Huddersfield, HD4 5RB

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A mature stone built inner through terrace house standing slightly elevated from the roadside with views over Huddersfield to the front and with a south westerly facing garden to rear.

The property is located within an established residential area close to local shops, schools and accessible for both the town centre and M62 motorway. Ideal for a first-time buyer, the accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance lobby, living room, dining room and kitchen. Basement with useful keeping cellar. First floor landing leading to two bedrooms and bathroom. Externally there is on-street parking and low maintenance gardens which are predominately gravelled to the front and with a flagged patio to the rear with scope to create off-road parking.

Offers Around £125,000

GROUND FLOOR

ENTRANCE LOBBY

Measurements- 4'3" x 3'0"

With a composite and frosted double glazed door with frosted uPVC double glazed window over, there is a ceiling light point, ceiling coving and a timber panelled door opening into the living room.

LIVING ROOM

Measurements- 13'0" x 13'0"

A comfortable and well-proportioned reception room which has a uPVC double glazed window looking out over the front garden and with views beyond stretching across the town, there is a ceiling light point, ceiling coving, central heating radiator, chimney breast and two wall light points. To the rear of the living room a doorway gives access to the dining room.



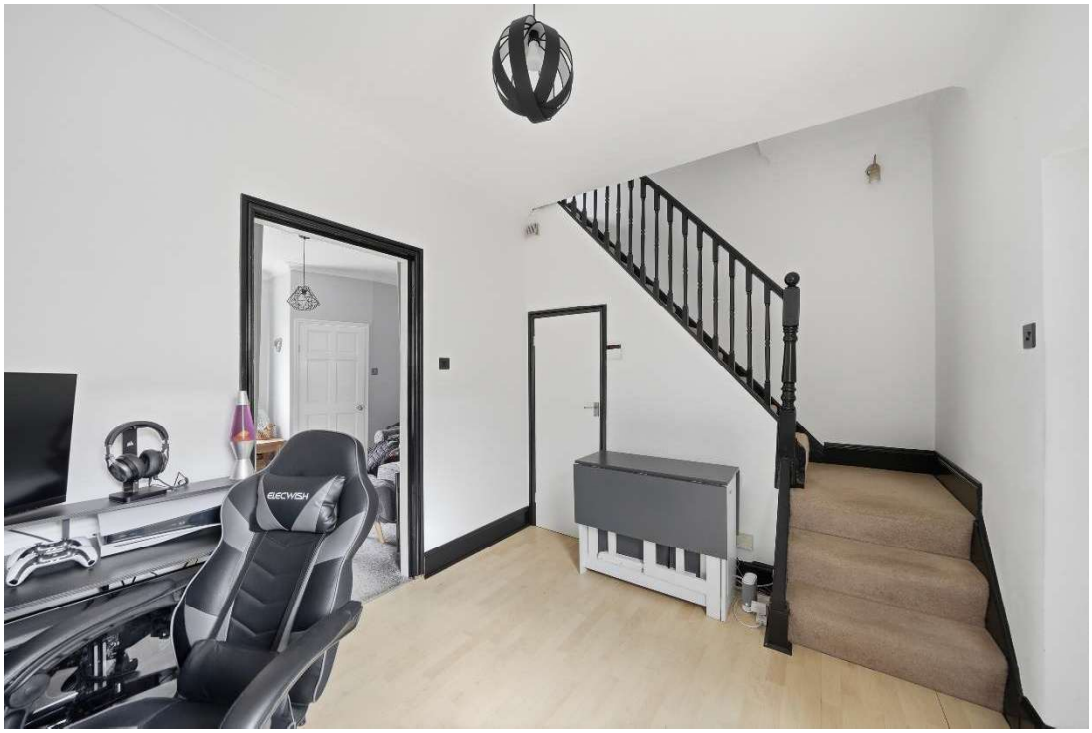


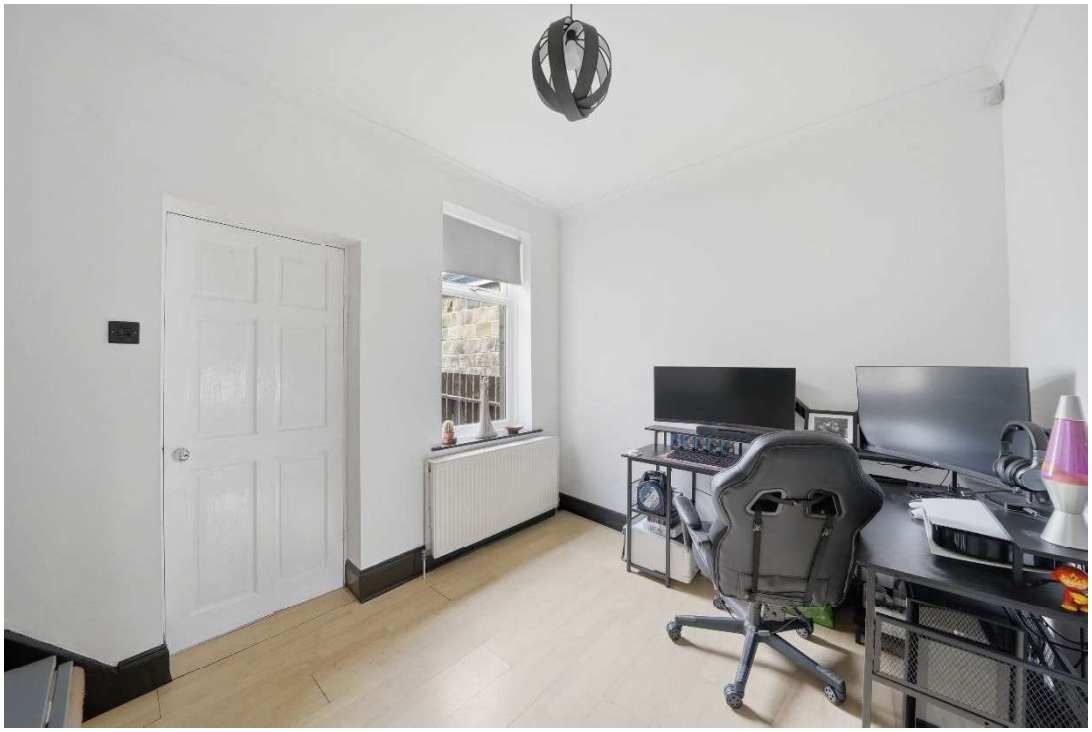


DINING ROOM

Measurements – 10'6" x 8'9"

This has a ceiling light point, ceiling coving, uPVC double glazed window looking out over the rear garden, central heating radiator and to one side a spindled staircase rises to the first floor. Beneath the staircase a door gives access to the basement.





KITCHEN

Measurements – 8'7" x 6'9"

This is accessed from the dining room and has a uPVC double glazed window looking out over the rear garden together with a uPVC stable style door. There are inset LED downlighters, tiled effect flooring and fitted with a range of medium oak faced base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and half bowl single drainer sink with mixer tap, four ring halogen hob with extractor hood over, electric double oven, integrated dishwasher, plumbing for automatic washing machine and space for fridge freezer.





BASEMENT

This is accessed from the dining room with steps leading to a useful keeping cellar which measures "10'2" x 8'9" and has power and light.

FIRST FLOOR

LANDING

With loft access with a retractable aluminium ladder leading to the loft space. The landing has a ceiling light point and ceiling coving and gives access to the following: -

BEDROOM ONE

Measurements- 12'8" x 9'6"

A double room with a uPVC double glazed window looking out over the front garden with views beyond over Huddersfield, there is a ceiling light point, ceiling coving, central heating radiator and chimney breast. To one side a door gives access to a walk-in wardrobe.





WALK-IN WARDROBE

Measurements- 6'5" x 2'9"

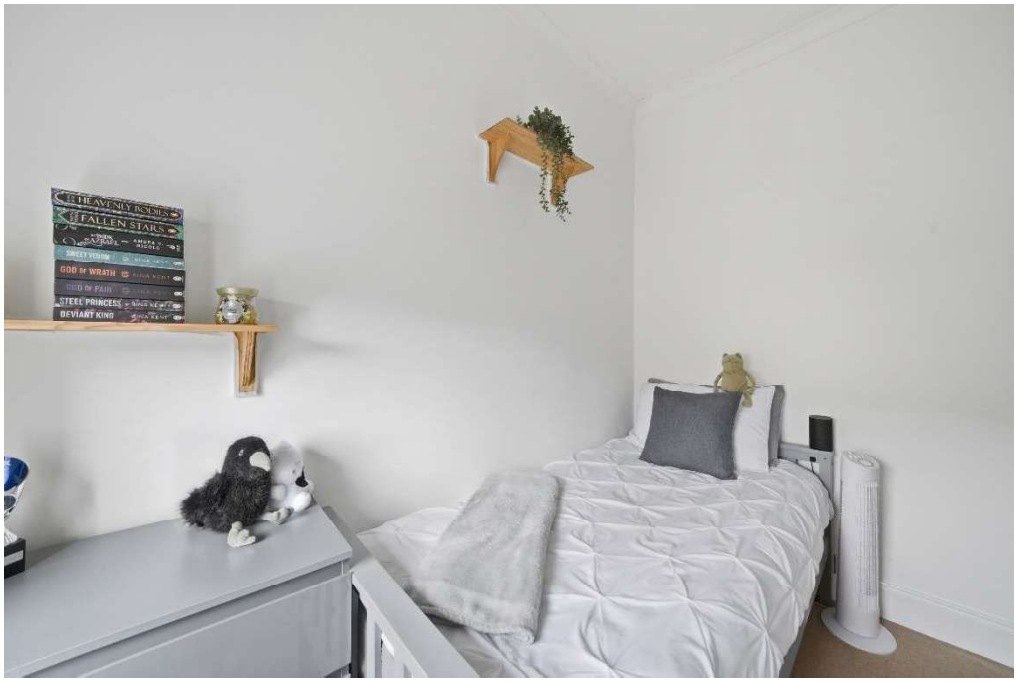
With a ceiling light point, ceiling coving, fitted cloaks rails and storage shelving.

BEDROOM TWO

Measurements- 9'0" x 5'0"

With a uPVC double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving and central heating radiator.





BATHROOM

Measurements- 7'7" x 5'9"

With a frosted uPVC double glazed window, part tiled walls, part tongue and groove timber panelled sections, inset ceiling downlighters, central heating radiator, tile effect flooring and fitted with a suite comprising panelled bath with glazed bi-fold shower screen with electric shower fitting over, pedestal wash basin and low flush w.c.





OUTSIDE

PARKING
There is on-street parking with the option to create off-road parking in the rear garden.

GARDENS
To the front of the property there is a low maintenance gravelled garden with flagged pathway and steps rising to the main entrance. To the rear there is a south westerly facing garden with a flagged patio, outside cold water tap and beyond this there is a further area of garden which could be converted into off-road parking.





ADDTIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council tax band – A

Directions- Using satellite navigation enter the postcode HD4 5RB

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)
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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
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