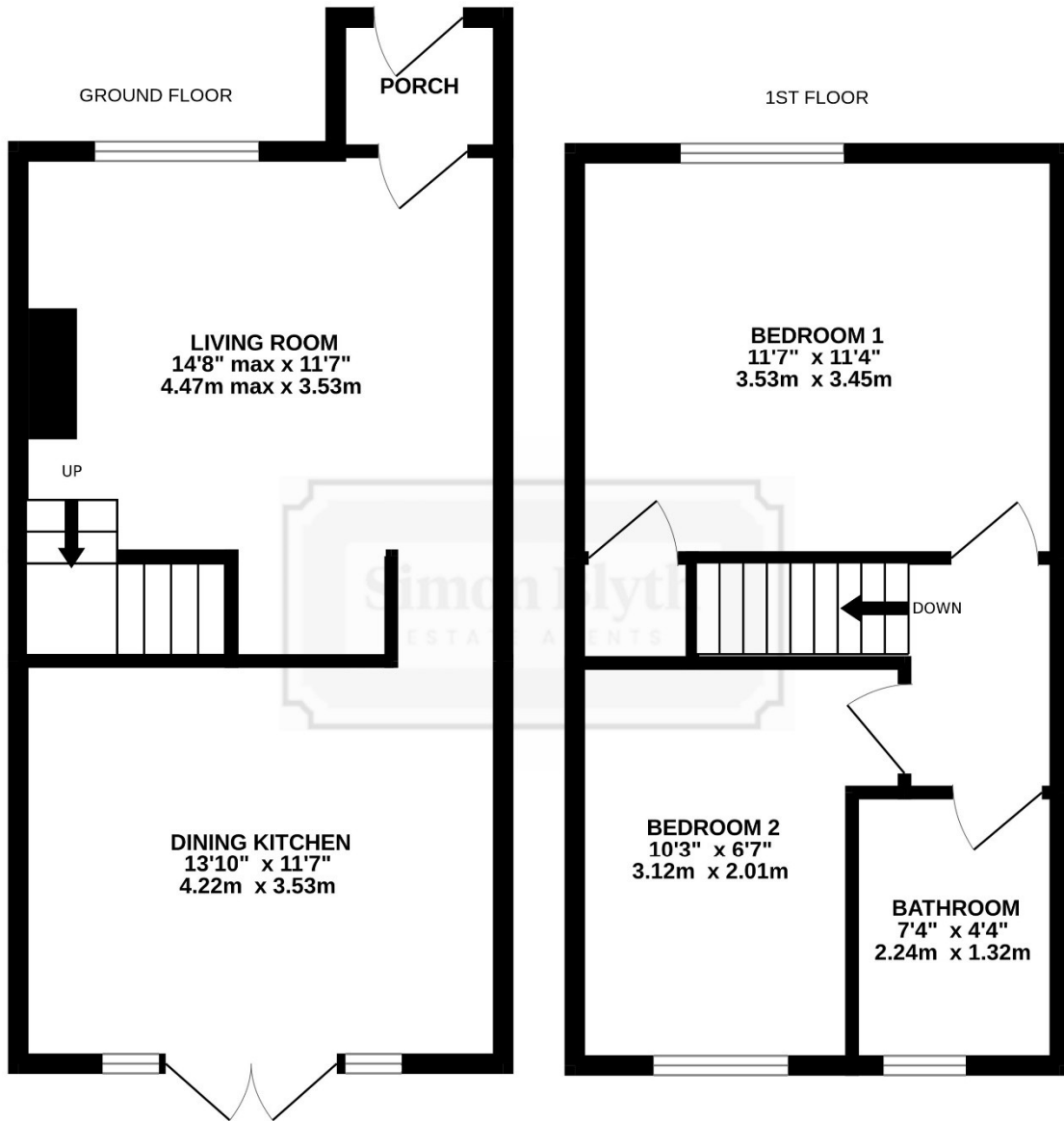




**28 Croft Gardens, Birkby, Huddersfield, HD2 2FL**

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CROFT GARDENS

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

Available with vacant possession and no onward chain, a mid-2 storey town house situated within a small cul de sac with off road parking at the front and an enclosed garden to the rear.

The property is ideal for someone looking to take their first steps on the property ladder and occupies a pleasant position close to picturesque Grimscar Woods with local shopping facilities in Birkby and a short drive to Junction 24 of the M62.

There is a gas central heating system, uPVC double glazing and manageable well-planned accommodation briefly comprising to the ground floor, entrance porch, living room and dining kitchen with French doors leading to the rear garden. First floor landing leading to two bedrooms and bathroom.

**Offers Around £140,000**

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## GROUND FLOOR

### ENTRANCE PORCH

*Measurements- 3'6" x 3'7"*

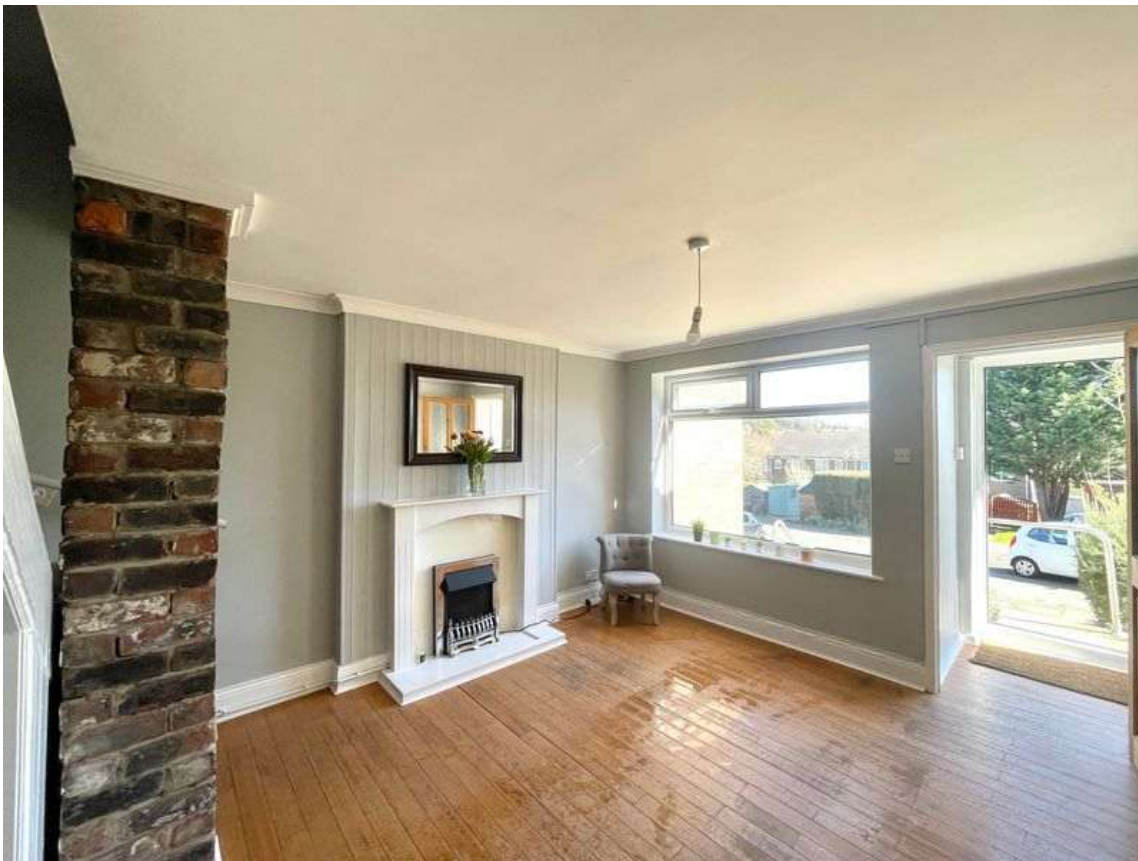
With a uPVC and frosted double glazed door, ceiling light point, bamboo flooring and cloaks rail. From here a pine panelled and frosted glazed door opens into the living room.

### LIVING ROOM

*Measurements- 14'8" maximum x 11'7"*

This has a uPVC double glazed window looking out to the front and across to Grimscar to one side. This provides the room with plenty of natural light, there is a ceiling light point, central heating radiator, bamboo flooring and at the far end of the room there is a feature brick pillar along with a staircase rising to the first floor with storage beneath and as the main focal point of the room there is a fireplace with timber surround and home to a flame effect electric fire which rests on a raised hearth. From the living room a doorway provides access to the dining kitchen.

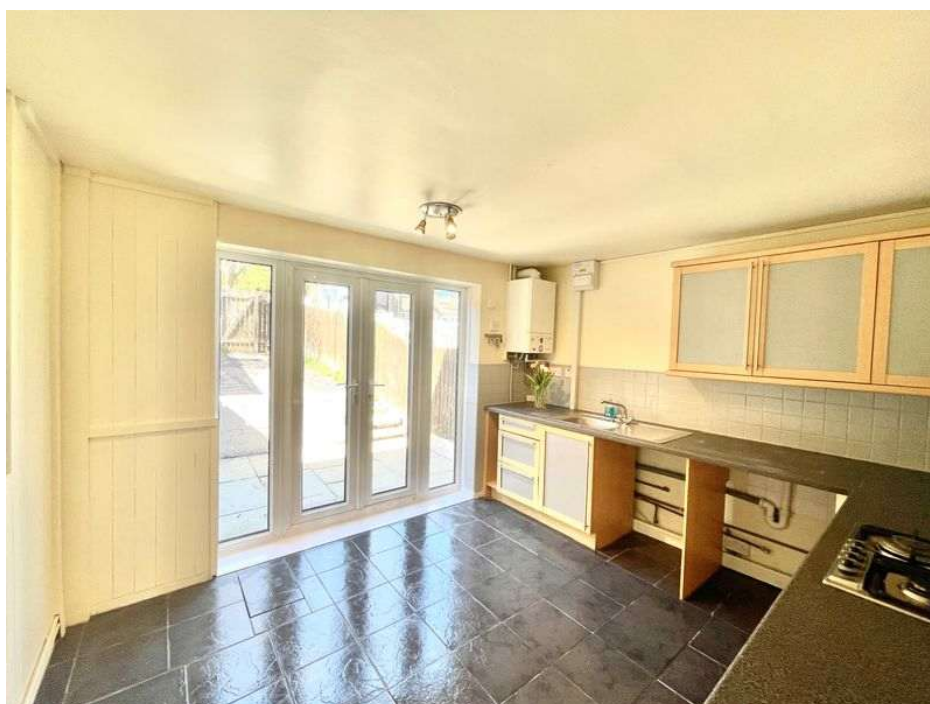




## DINING KITCHEN

*Measurements- 13'10" maximum x 11'7"*

With a uPVC double glazed windows with central French doors once again providing plenty of natural light and looking out over the rear garden. There is a ceiling light point, central heating radiator, tiled floor and fitted with a range of base and wall cupboards, drawers, overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with extractor hood over and stainless steel electric and smoked glass fan assisted oven beneath, there is under counter space for washing machine and fridge and a wall mounted ideal gas fired central heating boiler.



## FIRST FLOOR

### LANDING

With a ceiling light point. From here access can be gained to the following: -

### BEDROOM ONE

*Measurements- 11'7" x 11'4"*

A double room with a uPVC double glazed window looking out to the front and enjoying some far-reaching views which to one side stretch across to Grimscar Woods. There is a ceiling light point, fitted double bed head, central heating radiator, laminate flooring and useful storage cupboard over the stairs.



## **BEDROOM TWO**

Measurements- 10'3" x 6'7"

This has a ceiling light point, central heating radiator, loft access and uPVC double glazed window looking out over the rear garden.



## **BATHROOM**

Measurements- 7'4" x 4'4"

With a ceiling light point, frosted uPVC double glazed window, part tiled walls which are floor to ceiling in sections, central heating radiator, tile effect flooring and fitted with a suite comprising timber panelled bath with Bristan electric shower fitting over, pedestal wash basin with chrome mixer tap and low flush w.c.



## OUTSIDE

### PARKING

To the front of the property there is a flagged driveway which provides off-road parking.

### GARDENS

Beyond the driveway there is a flagged area with steps rising to the front door. The rear garden enjoys a westerly aspect and has a flagged patio immediately to the rear of the French doors from the dining kitchen and from here there are two steps rising to a block paved patio which is bordered by gravelled and crushed blue slate. At the foot of the garden there is a timber hand gate leading to a pedestrian lane beyond.





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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Council Tax Band- A

Tenure- Freehold

Directions- Using satellite navigation- Enter the postcode HD2 2FL

## **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) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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**OFFICE OPENING TIME**  
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