

FREEHOLD



House (EPC Rating: C)

18 CRANWOOD DRIVE, HUDDERSFIELD,  
HD5 9YH

£209,000



# 4 Bedroom House located in Huddersfield

A spacious and extended semi detached dormer type house, located on a sloping plot with extensive views across Huddersfield and beyond to the front. The property enjoys a pleasant woodland aspect to the rear,

## SIDE ENTRANCE HALL

Radiator, dado rail, ceiling covings, access door to side

## KITCHEN

7'11" x 9'11"

single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, part tiled walls, window to front with open view

## LARGE SITTING ROOM

11' x 26'9"

Radiator, fitted log effect living flame electric fire, limestone/marble style fireplace, including inset and hearth, radiator, dado rail, ceiling covings, wall light points, window and extensive view to front

## LIVING ROOM

7'11" x 14'4"

Radiator, dado rail, upvc French doors to rear, ceiling covings, window to side and access through to

## BEDROOM 4

11 x 7'11"

Radiator, laminate flooring, ceiling covings, window to rear

## SHOWER ROOM

4'10" x 6'3"

White suite, low flush wc, vanity unit, separate shower compartment, chrome shower fitting and tray, shower paneling to walls, vertical heated towel rail, obscure glazed window to side, ceiling spotlighting, extractor fan

## FIRST FLOOR

## LANDING

Built in store cupboard

## BEDROOM 1

11' x 11'7"

Bulkhead display, fitted wardrobes sliding mirror doors, radiator, window to front with extensive view.

## BEDROOM 2

7'11" x 11'7"

Radiator, fitted wardrobes, overhead cupboards, window to front with open view, trapdoor access to roof void

## BATHROOM

7'9" x 11'5"

White suite with paneled bath, pedestal washbasin, low flush wc, plus separate shower compartment housing chrome shower fitting and tray, radiator, fully tiled around shower area, part tiled to remainder, vinyl strip paneled ceiling, obscure glazed window to rear

## BEDROOM 3

11' x 5'5"

Radiator, plus bulkhead store cupboard located over the stairs from ground to first floor

## OUTSIDE

Lawn and sloping block paved driveway (in need of re-setting), sloping plot, steps and pathway to front/side, garden strip to side, enclosed sun decking area, sloping grassed and planted borders, pleasant woodland outlook to rear

## INTEGRAL SINGLE GARAGE

11' x 16'

Power and lighting, remote controlled up and over door, access into

## LAUNDRY ROOM

8'3" x 16'

ideal gas central heating boiler, single drainer stainless steel sink unit, power and lighting

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)





### DIRECTIONS

From Huddersfield proceed along the A642/A629 Wakefield Road from the Sainsburys supermarket roundabout, carrying through three sets of traffic lights including the ones at Moldgreen for approximately 1 ½ miles. When descending the road carry on through the next set of lights where Dalton Green Lane is on the left. Carry straight on towards Waterloo and after a short distance, after passing the left hand turning for Cross Green Road, take the next left into Roundwood Avenue. Carry on towards the end of Roundwood Avenue turning back to the right into Cranwood Drive, and the property will be seen on the left hand side towards the top of the cul-de-sac.



### EXTRAS

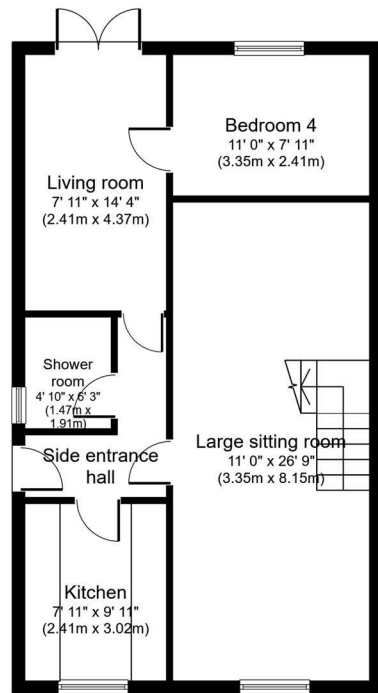
Carpets, curtains and light fittings included as seen.

### NB

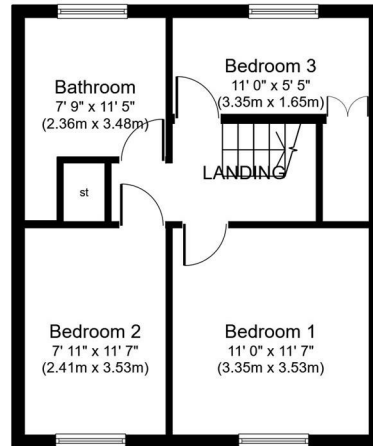
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



## 18 CRANWOOD DRIVE



GROUND FLOOR



FIRST FLOOR



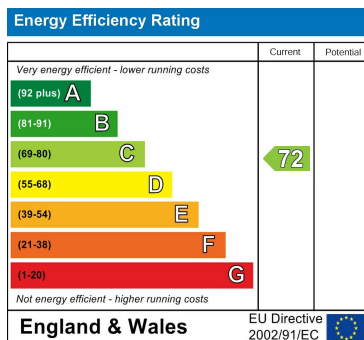
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

C

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

