



28 The Crest, Huddersfield, HD2 1QN

£499,950

Offered FOR SALE is this SUBSTANTIAL FIVE BED DETACHED property situated on this pleasant cul-de-sac in this popular part of Kirklees. The cloaks/w.c, bathroom, en-suite and kitchen have been installed within the last five years. Accommodation comprises; Entrance hallway, cloaks/w.c. bedroom five/study, dining kitchen and lounge. To the first floor; landing, four bedrooms, main with en-suite and bathroom. Gardens front and rear, driveway providing off road parking and integral double garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway

A PVCu and frosted double glazed door opens into an L-shaped entrance hall, there are frosted PVCu double glazed windows to either side of the door, courtesy door to the double garage, two ceiling light points, ceiling coving, two central heating radiators, at the far end of the hallway there is a PVCu double glazed window and to one side a spindle staircase rises to the first floor. From the hallway access can be gained to the following rooms:-

Cloaks/w.c. 3'11" x 5'4" (1.2 x 1.65)

With inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c. with concealed cistern.

Lounge 14'4" x 17'5" (4.39 x 5.31)



This generously proportioned reception room has a splay bay window with PVCu double glazing to the front elevation and sliding aluminium double glazed patio doors to the rear all of which provide the room with a good degree of natural light. There are two central heating radiators, ceiling light point, ceiling coving and as the main focal point of the room there is a stone fireplace with display niches and extending to either side to create a TV plinth and with housing for a DVD player and central to the fireplace there is a Valor gas fire which rests on a slate hearth.

Dining Kitchen 11'1" x 24'11" (3.4 x 7.62)



As the dimensions indicate this is a particularly spacious room which is situated to the rear of the house and has a PVCu double glazed window with adjacent French doors which open out onto the large predominantly lawned rear garden. There are numerous inset LED downlighters, three ceiling light points over the dining section, two vertically hung radiators and fitted with a range of 'cashmere' gloss handless soft closing base and wall cupboards, pan drawers, pull out spice racks, these are complimented by overlying timber effect worktops which extend to form a breakfast bar together with

tiled splashbacks. There is an inset single drainer sink with mixer tap, five ring gas hob with angled extractor hood over, integrated stainless steel oven and microwave, integrated dishwasher, housing for fridge freezer and low level LED lights together with concealed lighting beneath the wall units. To one side a door gives access to a utility room.

Utility Room 5'4" x 6'3" (1.63 x 1.93)

With frosted PVCu double glazed window, wall mounted Potterton combination gas fired central heating boiler, ceiling light point, there are a bank of fitted cupboards and a worktop with undercounter space for washing machine and tumble dryer.

Study/Bedroom Five 9'6" x 9'8" (2.9 x 2.95)

This has a PVCu double glazed window looking out to the side, there is a ceiling light point, ceiling coving, loft access, useful storage cupboard and central heating radiator.

First Floor

Landing

With a PVCu double glazed window, ceiling light point, ceiling coving, central heating radiator and linen cupboard. From the landing access can be gained to the following rooms:-

Bedroom One 10'5" x 16'2" (3.2 x 4.93)



A good sized double room with a PVCu double glazed window looking out across the rear garden and with a pleasant wooded aspect beyond. There is a ceiling light point, ceiling coving, central heating radiator and having fitted furniture including floor to ceiling wardrobes and dressing table with drawers and display shelving beneath. To one side a door gives access to an ensuite shower room.

En-suite Shower Room 6'3" x 6'5" (1.93 x 1.96)



With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, shaver socket, floor to ceiling tiled walls, tiled floor, heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. with concealed cistern and large walk-in shower with glazed side panel and with a fixed shower rose and separate hand spray.

Bedroom Two 9'6" x 12'2" to wardrobes (2.92 x 3.73 to wardrobes)



A double room with PVCu double glazed window looking out over the rear garden and once again enjoying a nice aspect beyond over woodland. There is a ceiling light point, ceiling coving, central heating radiator and to one wall there are a bank of fitted floor to ceiling wardrobes.

Bedroom Three 9'3" into bay x 11'6" (2.82 into bay x 3.53)



With a PVC u double glazed window with views stretching across to Emley Moor Mast. This double room has a ceiling light point, ceiling coving and central heating radiator.

Bedroom Four 8'7" x 10'5" (2.64 x 3.2)



A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving, loft access and central heating radiator.

Bathroom 6'2" x 6'5" (1.88 x 1.96)



With a frosted PVCu double glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled

floor, shaver socket, ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. with concealed cistern and panelled bath with glazed shower screen, fixed shower rose and separate hand spray.

External



There is a generous tarmac driveway which provides off road parking for three /four cars as well as providing access to an attached double garage. To the front of the house there is a lawned garden which continues down the side of the double garage with a flagged pathway leading across the back of the garage and continuing to the rear garden with a wrought Iron hand gate partway down. The rear garden is virtually level and predominantly lawned with planted trees and flagged pathway. It offers a good degree of privacy with a wooded aspect beyond and offers potential to further extend.

Garage

The double garage measures 17'0 x 15'5 this has two roller doors, courtesy door giving access to the hallway, PVCu and frosted double glazed door giving access to the side of the property and a frosted PVCu double glazed window. There is power and light.

Parking

Driveway provides off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

E

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

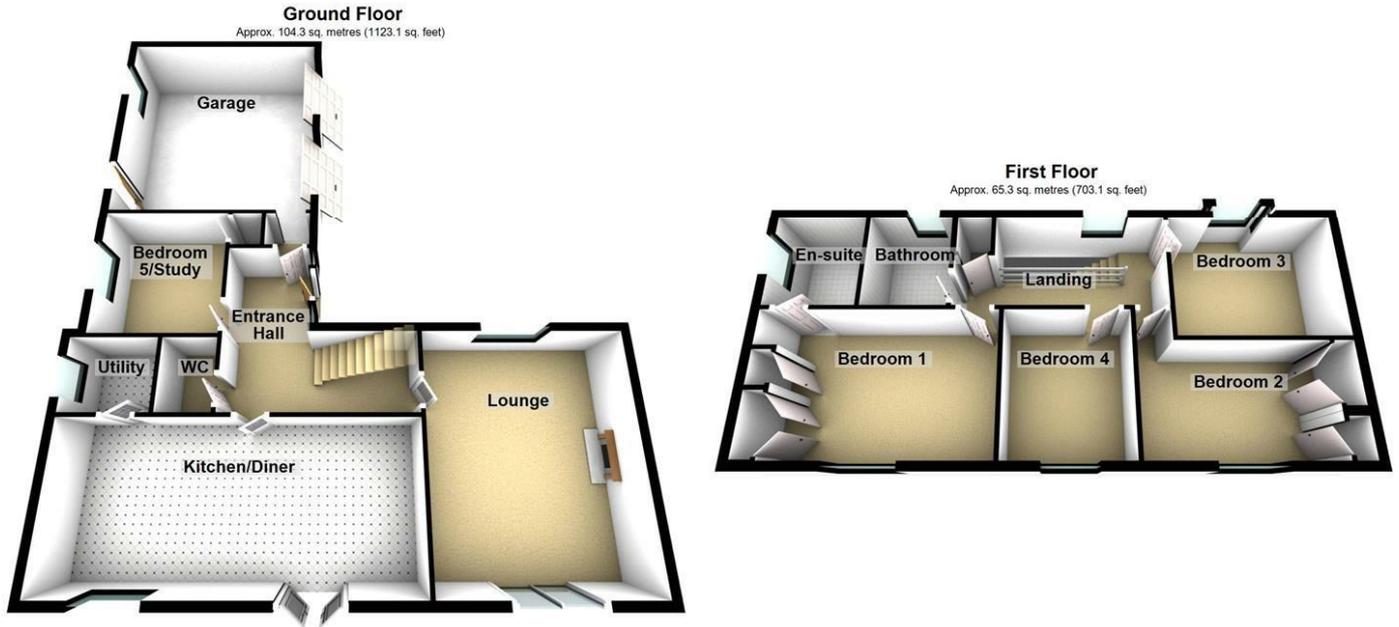
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

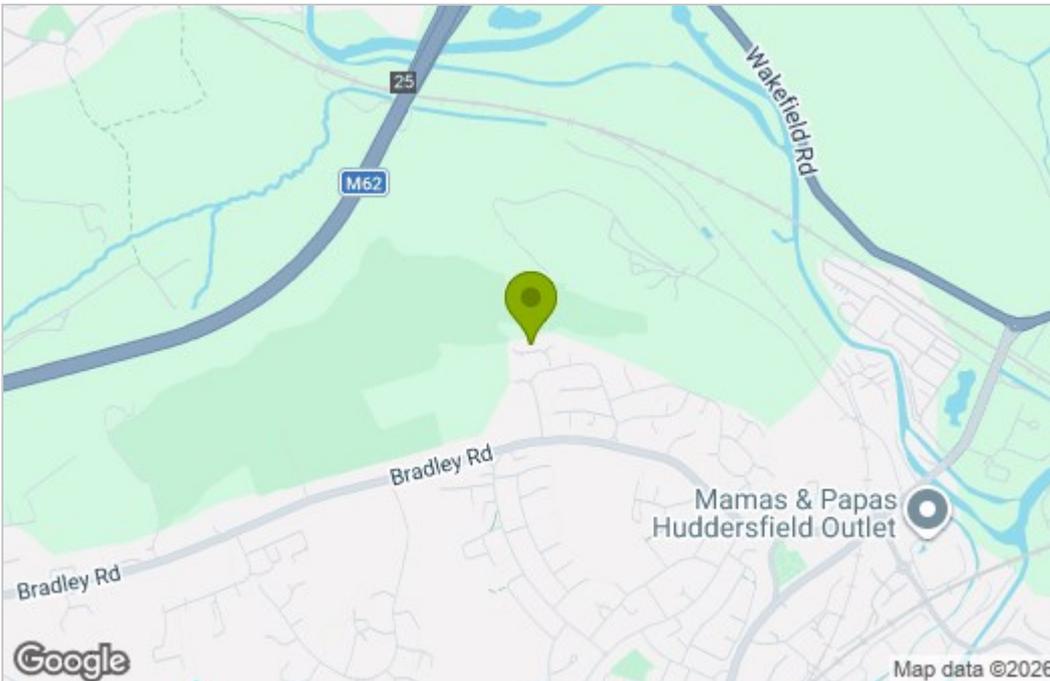
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Floor Plan



Total area: approx. 169.7 sq. metres (1826.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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