



205 Cross Lane, Newsome, Huddersfield, HD4 6DN  
£180,000

**bramleys**

This well presented detached true bungalow, offers well maintained accommodation ready to move into. Being elevated from the roadside with gated entrance, CCTV and tiered low maintenance gardens to both front and rear. The property also provides uPVC double glazing, a modern central heating boiler and accommodation comprising: entrance hall with access to the loft which provides great storage, lounge with bay window, fitted kitchen with French doors to the rear garden, 2 bedrooms and modern 3 piece shower room.

Energy Rating: D



## GROUND FLOOR:

### Entrance Hall

Access the property via a uPVC entrance door which leads into a good sized entrance hall. Having laminate flooring, a central heating radiator and access to the loft via a pull down ladder. The loft provides useful storage, houses the modern central heating boiler and has an interior light.

### Lounge

13'6" max into bay x 12'4" (4.11m max into bay x 3.76m)

The lounge enjoys plenty of natural light from the uPVC double glazed bay window. It also has ceiling spotlights, a central heating radiator and log effect wall mounted fire.

### Kitchen

11'11" x 8'2" (3.63m x 2.49m)

Fitted with a range of wall and base units with working surfaces over and tiled splash back.

Integrated appliances include oven, gas hob and extractor hood, there is a stainless steel sink unit, space for a large fridge freezer and space and plumbing for a washing machine. The kitchen has laminate flooring, a central heating radiator, uPVC double glazed window and French doors to the rear.

### Bedroom 1

11'11" x 11'9" (3.63m x 3.58m)

Having a central heating radiator and uPVC double glazed window to the front elevation.

### Bedroom 2

12'0" x 6'5" (3.66m x 1.96m)

This bedroom has a central heating radiator and a uPVC double glazed window to the rear elevation.

### Shower Room

Fitted with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and



corner shower enclosure, There are tiled walls, a chrome ladder style radiator, extractor fan and uPVC double glazed window.

#### OUTSIDE:

To the front of the property there is a gated pedestrian access which leads to the path and adjacent tiered paved low maintenance garden. To the side there is a gravelled section which houses a larger garden store and shed and to the rear there is a large flagged patio with further flagged areas and a level artificial grassed section. An external water tap can be accessed from the rear and there is CCTV.

#### 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.

#### DIRECTIONS:

Leave Huddersfield via Chapel Hill and proceed to the traffic lights at Lockwood. Take a left turn onto Woodhead Road, after crossing the bridge take an immediate left onto Lockwood Scar. Proceed up Lockwood Scar for approximately half a mile and turn left onto Cross Lane. The bungalow can be found on the right hand side.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

C

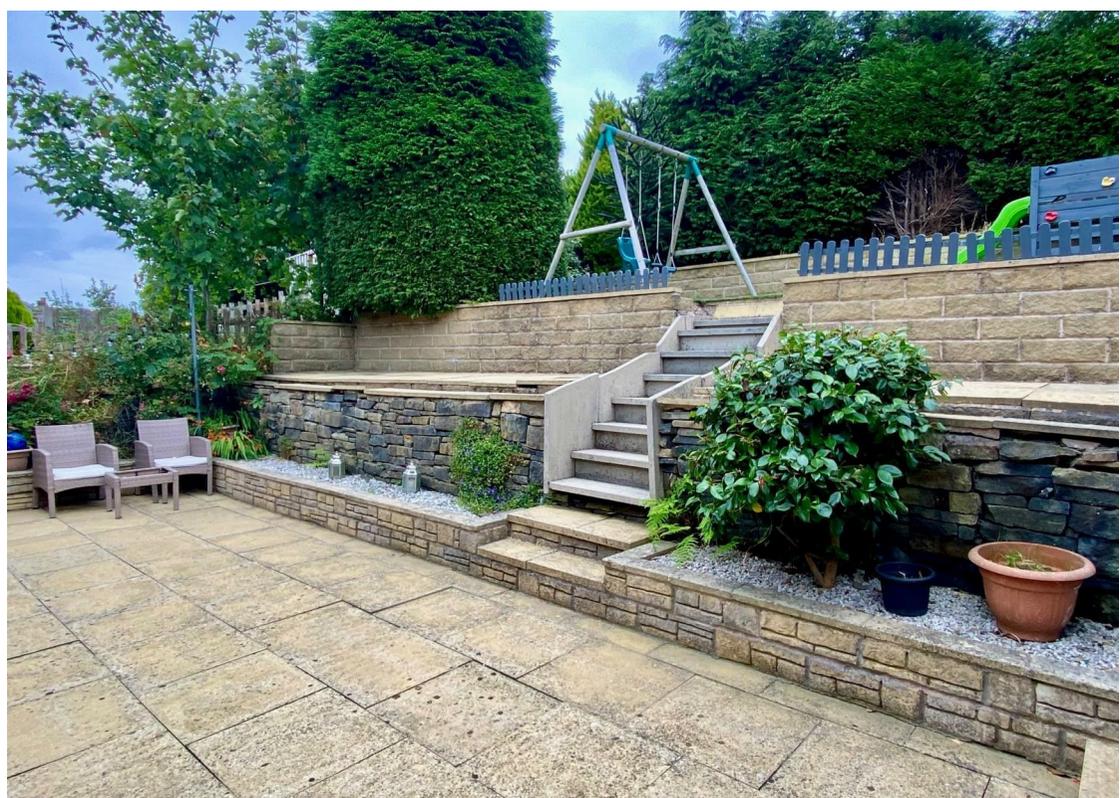
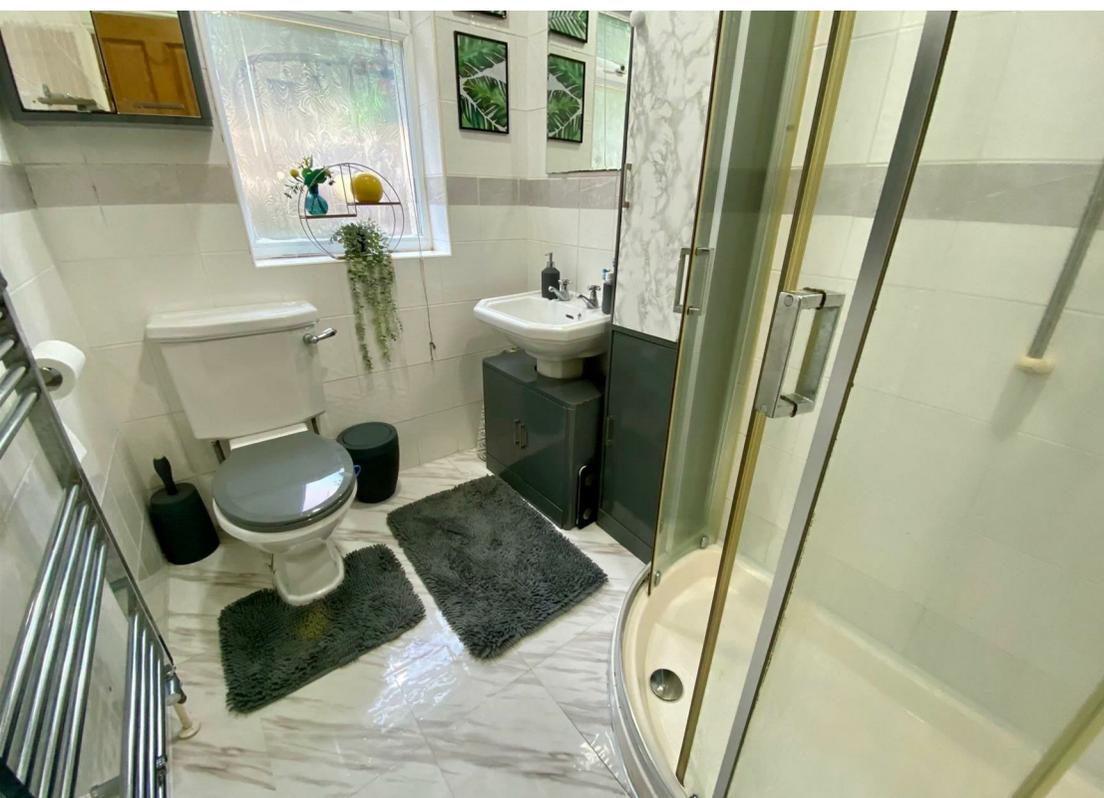
#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

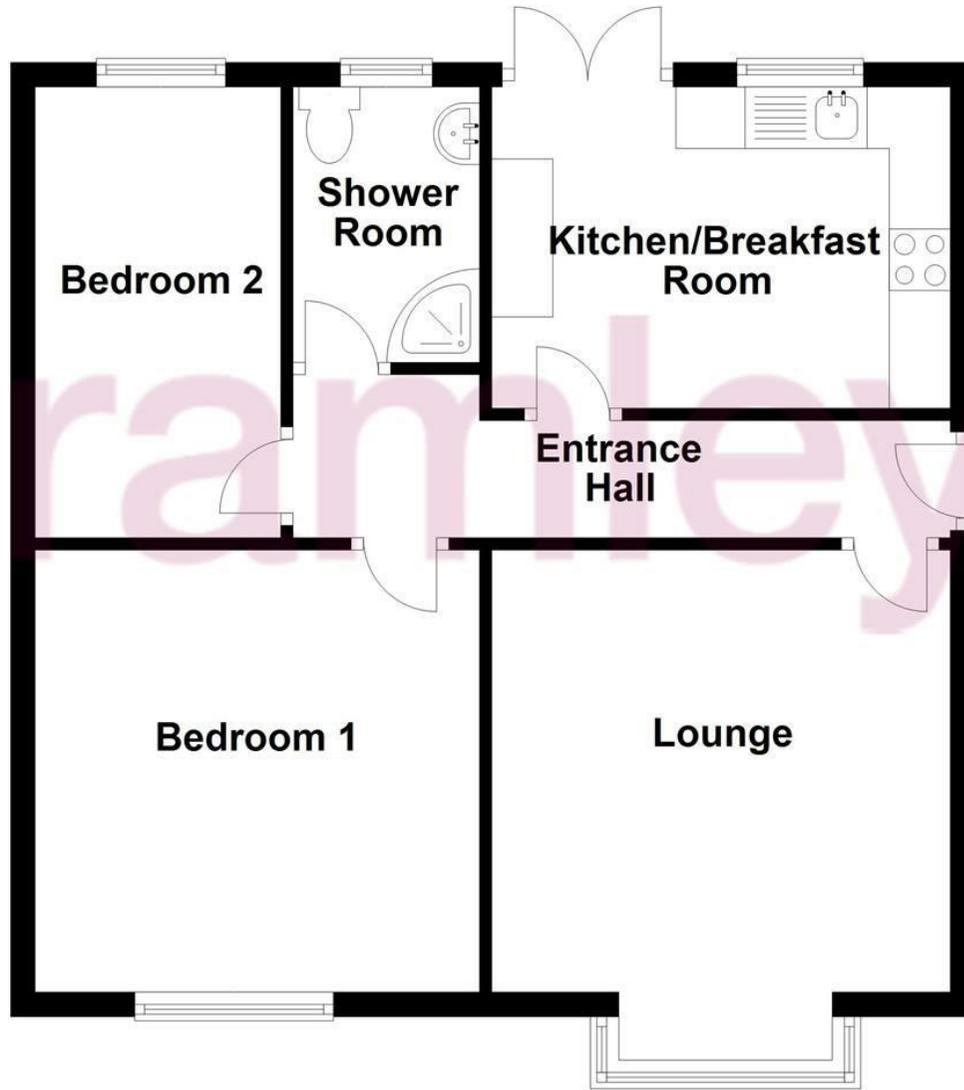
#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





# Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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