

**Cross Lane, Newsome, Huddersfield HD4 6DN** 



## welcome to

## **Cross Lane, Newsome Huddersfield**

\*\*Guide Price £130,000 - £140,000\*\* This well presented home is brought to market in a move in condition. The property offers plenty of space throughout alongside 2 reception rooms. The home enjoys the benefit of a garage with a small yearly fee.













#### Ground Floor Entrance

Front door leading to hallway with door to reception room and stairs leading to the first floor.

#### Lounge

11' 10" max into recess x 11' 9" plus bay ( 3.61m max into recess x 3.58m plus bay )

Spacious reception room with wood flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

#### Kitchen

14' 8" x 7' 8" ( 4.47m x 2.34m )

Good sized kitchen area fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for American style fridge freezer. One and a half bowl sink unit with drainer and mixer tap. Having understairs storage cupboard, radiator, laminate flooring and double glazed patio doors to the conservatory plus window to conservatory and side.

#### **Utility/conservatory**

#### 16' 1" x 9' 1" ( 4.90m x 2.77m )

Superbly spacious this room is ideal as a dining room or somewhere to enjoy a book and summer evenings. Fitted with a log burner plus a central heating radiator and having vinyl flooring. Double glazed doors to the rear and side plus windows to the rear and side.

#### First Floor Landing

Access to a part boarded loft via a pull down ladder. Carpeted flooring and double glazed window to the side.

#### **Bedroom One**

13' 5" max x 11' 1" ( 4.09m max x 3.38m ) Spacious double bedroom with laminate flooring and warmed by a central heating radiator. Two double glazed windows overlooks the front.

#### **Bedroom Two**

8' 11" x 8' 7" ( 2.72m x 2.62m ) Good sized bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

#### Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin with mixer tap. Heated towel warmer/radiator, tiled walls and vinyl flooring. Double glazed opaque window to the rear.

#### External

To the front is a tiered lawned garden with stone wall and steps leading to the front door. To the rear is a tiered garden with pebbled/grassed area, space for shrubbery and a shed. The rear backs onto fields.





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## **Cross Lane, Newsome Huddersfield**

- Presented To A Walk-In Condition With Ample Space Throughout
- Recently Renovated Kitchen/Diner
- Well Maintained Rear Garden
- Extended Conservatory
- Rented Garage

Tenure: Freehold EPC Rating: D

# guide price **£130,000 - £140,000**





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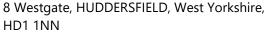
## william h brown



01484 542072



huddersfield@williamhbrown.co.uk





williamhbrown.co.uk

