



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115368 - 0005

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