



Lightcliffe Road, Crosland Moor, Huddersfield HD4 5BG

welcome to

Lightcliffe Road, Crosland Moor Huddersfield

This fabulous home is ideal for those looking to put their own stamp on a spacious home, with beautiful enclosed garden space and two reception rooms. Offered with no onward chain, this deceptively spacious home is located close to amenities and public transport. An ideal first purchase!



Ground Floor

Entrance

Front door leading to hallway with carpeted flooring and warmed by a central heating radiator. Stairs leading to first floor.

Lounge

11' 4" x 12' 5" into recess (3.45m x 3.78m into recess)
Spacious double bedroom with gas fire and marble effect back and hearth. The room also has a central heating radiator and carpeted flooring. Double glazed window overlooks the front.

Dining Room

11' 11" x 12' 4" into recess (3.63m x 3.76m into recess)
Spacious dining room warmed by a gas fire and central heating radiator. The room has carpeted flooring, integrated alcove storage cupboard and a double glazed window which overlooks the rear.

Kitchen

8' 4" x 5' 10" (2.54m x 1.78m)
Fitted with base and wall units with contemporary work surfaces and tiled splashbacks. Space for cooker and under counter fridge, dishwasher and washing machine. There is a serving hatch to the dining room. With tiled flooring, door to cellar and two double glazed windows to the side and rear. There is also a door leading to the rear.

Cellar

Dry cellar area with lighting and small pantry.

First Floor Landing

With carpeted flooring.

Bedroom One

11' 1" x 12' to chimney (3.38m x 3.66m to chimney)
Spacious double bedroom with two integrated wardrobes and overhead storage cupboards. With carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

12' 2" x 10' 8" into chimney (3.71m x 3.25m into chimney)
Second spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

6' 4" x 8' 9" (1.93m x 2.67m)
Good sized room with integrated cupboard, carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Shower Room

Comprising corner shower cubicle, low flush WC and wash hand basin with mixer tap. With part tiled walls and tile flooring. Central heating radiator. loft hatch leading to insulated loft space. Window to the rear.

External

To the front is a gated patio area. The rear of the property has an enclosed lawned garden with shrubbery and paved path.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Lightcliffe Road, Crosland Moor Huddersfield

- Fabulous Scope For Renovation
- Offered With No Onward Chain - Ideal For First Time Buyers or Investors Alike
- Deceptively Spacious - Two Reception Rooms
- Close To Amenities and Public Transport Links
- Immaculately Presented Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116274 - 0003

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