



**Crossfields, Huddersfield HD5 9QY**

**welcome to**

**Crossfields, Huddersfield**

This fabulous home is offered with no onward chain and would be ideal as a first time purchase or an investment with scope for cosmetic improvements. With amenities close by and off-road parking, making it an ideal home for those looking to settle in a quiet yet convenient location.



## Ground Floor

### Entrance

Front door leading to hallway with double glazed window to the front, carpeted flooring and warmed by a central heating radiator. There is a door to an understairs storage cupboard.

### Living Room

12' 10" x 12' 8" ( 3.91m x 3.86m )

Spacious reception room with carpeted flooring and warmed by an electric fire plus central heating radiator. Two double glazed windows overlook the rear.

### Lounge

12' 11" x 10' 2" into recess ( 3.94m x 3.10m into recess )

Second spacious reception room with integrated cupboards and shelves. The room is warmed by an electric fire plus central heating radiator. With carpeted flooring and two double glazed windows to the front and side.

### Kitchen

5' 10" x 12' 2" ( 1.78m x 3.71m )

Fitted with a range of base and wall units with space for a gas cooker with extractor over, under counter fridge, washing machine and dryer. With carpeted flooring and two double glazed windows to the side, plus door to side.

### Rear Porch

With space for fridge freezer. Having carpeted flooring and double glazed windows.

## First Floor Landing

With carpeted flooring and loft hatch.

### Bedroom Two

10' 2" to wardrobes x 12' 1" ( 3.10m to wardrobes x 3.68m )

Spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Window overlooks the rear.

### Bedroom One

10' 11" max x 9' 7" plus doorway ( 3.33m max x 2.92m plus doorway )

Good sized room with two integrated cupboards, carpeted flooring and two double glazed windows to the front and side.

### Bedroom Three

7' 5" to wardrobes x 7' 7" ( 2.26m to wardrobes x 2.31m )

Good sized room with integrated wardrobes and built-in single bed. With carpeted flooring and a double glazed window to the front.

## Bathroom

Bathroom suite comprising bath with shower over, low flush WC and was hand basin. With carpeted flooring, radiator and a window to the rear.

### External

Externally, the property has a well-maintained garden to the front with patio space and shrubbery. There are two outhouses to the side of the property, one of which with a purpose-made W/C. The rear garden is a suntrap and has both lawn and patio space.



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## Crossfields, Huddersfield

- Situated In A Peaceful Location
- Scope For Renovation
- Fabulous Garden Space and Off Road Parking
- Close To Schools and Amenities and Public Transport Routes Nearby
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in the region of

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116271 - 0002

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