



**Blackmoorfoot Road, Crosland Moor, Huddersfield HD4 5NR**

**welcome to**

**Blackmoorfoot Road, Crosland Moor, Huddersfield**

Offered with no onward chain, this through-terrace is ideal for those upsizing, investing or looking to get on the ladder. Presented move-in ready and including a garage, whilst being located close to schools, local amenities, a main bus route and Beaumont Park, making this the perfect new home!



### Entrance Hall

Carpeted entrance hall warmed by a central heating radiator.

### Lounge

15' into recess x 14' 11" ( 4.57m into recess x 4.55m )  
Well presented lounge with a feature gas fireplace. Carpeted flooring, with a double glazed window to the front. Warmed by a central heating radiator.

### Kitchen

17' 9" x 7' 2" ( 5.41m x 2.18m )  
Spacious kitchen fitted with white base and wall units and laminate worktops. With tile flooring, an integrated gas hob and electric oven, integral fridge/freezer and lots of space into a pantry cupboard. With space for an undercounter washing machine, warmed by a central heating radiator. With two double glazed windows and an external door to the rear.

### First Floor

Carpeted landing.

### Bedroom One

10' 6" x 11' 8" ( 3.20m x 3.56m )  
Good sized double bedroom with carpeted flooring, with a double glazed window to the rear. Warmed by a central heating radiator.

### Bedroom Two

11' 11" x 11' 4" into recess ( 3.63m x 3.45m into recess )  
Another good sized double bedroom with a double glazed window to the front. Warmed by a central heating radiator.

### Bedroom Three

6' 4" x 8' 6" ( 1.93m x 2.59m )  
Spacious single bedroom with lots of space into an integral cupboard. With a double glazed window to the front and carpeted flooring. Warmed by a central heating radiator.

### Bathroom

Good sized family bathroom with laminate flooring. Access to the loft via loft hatch. Fitted with a bath with shower over, a low flush WC and wash hand basin. Warmed by a central heating radiator, with a double glazed window to the rear and an extractor in the wall.

### External

Garage with an up and over door, fitted with lights. Rear garden is fully enclosed by a timber fence, with a patio and lawned area.



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welcome to

## Blackmoorfoot Road, Crosland Moor, Huddersfield

- Ideal first purchase
- On a main public transport route close to local schools and amenities
- Well-presented with a modern kitchen
- No onward chain
- Rear garden space
- Spacious rooms

Tenure: Freehold EPC Rating: D

offers in the region of

**£175,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF117025 - 0002

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william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**