



Cross Lane, Huddersfield HD4 6DX

welcome to

Cross Lane, Huddersfield

Welcome to this refurbished three-bedroom mid-terrace home, offering a perfect blend of modern comfort, style, and functionality. Thoughtfully renovated throughout, this property is ideal for families, professionals, or anyone seeking a ready-to-move-in home with contemporary finishes.



Lounge

12' 4" x 11' 5" (3.76m x 3.48m)

Spacious lounge with lots of natural light flowing from large double glazed windows to the front. Well presented and decorated to a high standard, with a feature fireplace and wood flooring. Warmed by a central heating radiator. Open to the kitchen area, providing the ideal home for families.

Kitchen

11' 9" x 10' 1" (3.58m x 3.07m)

Larger than average kitchen, immaculately presented. With a feature tile chimney breast, with space for range cooker, fitted with a range of wood base and wall units, steel sink and integral dishwasher. Fitted with continuous wood flooring from the lounge, with a double glazed window to the rear. The kitchen also offers a pantry unit, perfect for extra storage.

Utility Room

4' 10" x 12' 4" (1.47m x 3.76m)

Utility room which boasts extra storage. Fitted with a base unit with plus a steel sink, with space for washing machine and tumble dryer plus fridge/freezer. With a double glazed window to the side and an external door to the rear.

First Floor

Bedroom One

11' 5" x 12' 4" (3.48m x 3.76m)

Immaculate double bedroom with a double glazed window to the front providing lots of natural light. Modern and contemporary, with carpeted flooring and warmed by a central heating radiator.

Bedroom Two

11' 1" x 11' 10" (3.38m x 3.61m)

Well presented, move in ready room. Modern and contemporary, fitted with carpeted flooring and warmed by a central heating radiator. With natural light coming from a double glazed window to the rear.

Bedroom Three

12' 4" x 7' 4" (3.76m x 2.24m)

Another well presented bedroom with a double glazed window to the front. L-shaped, fitted with carpeted flooring and warmed by a central heating radiator.

Bathroom One

Good sized bathroom fitted which is partially tiled, fitted with a walk in shower cubicle, low flush WC and wash hand basin with vanity cupboards underneath..

Bathroom Two

Spacious family bathroom, modern and move in ready. Partially tiled, fitted with a shower over bath with a glass shower screen, low flush WC and wash hand basin. With a double glazed window to the rear.

External Front Garden

Well kept and tidy tiered lawn, with a path leading to the front door. Fully enclosed and set back from the road making the home ideal for families.

Rear Garden

Good sized rear garden with a tiered patio and lawn area, plus a garden shed. Well presented, with established hedges enclosing it.



view this property online williamhbrown.co.uk/Property/HDF117209



welcome to

Cross Lane, Huddersfield

- Three spacious bedrooms
- Located in the highly sought after Newsome
- Open and bright living spaces
- Contemporary kitchen and two well-appointed bathrooms
- Front and rear gardens with on-street parking
- perfect for families with schools nearby

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117209



Property Ref:
HDF117209 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk