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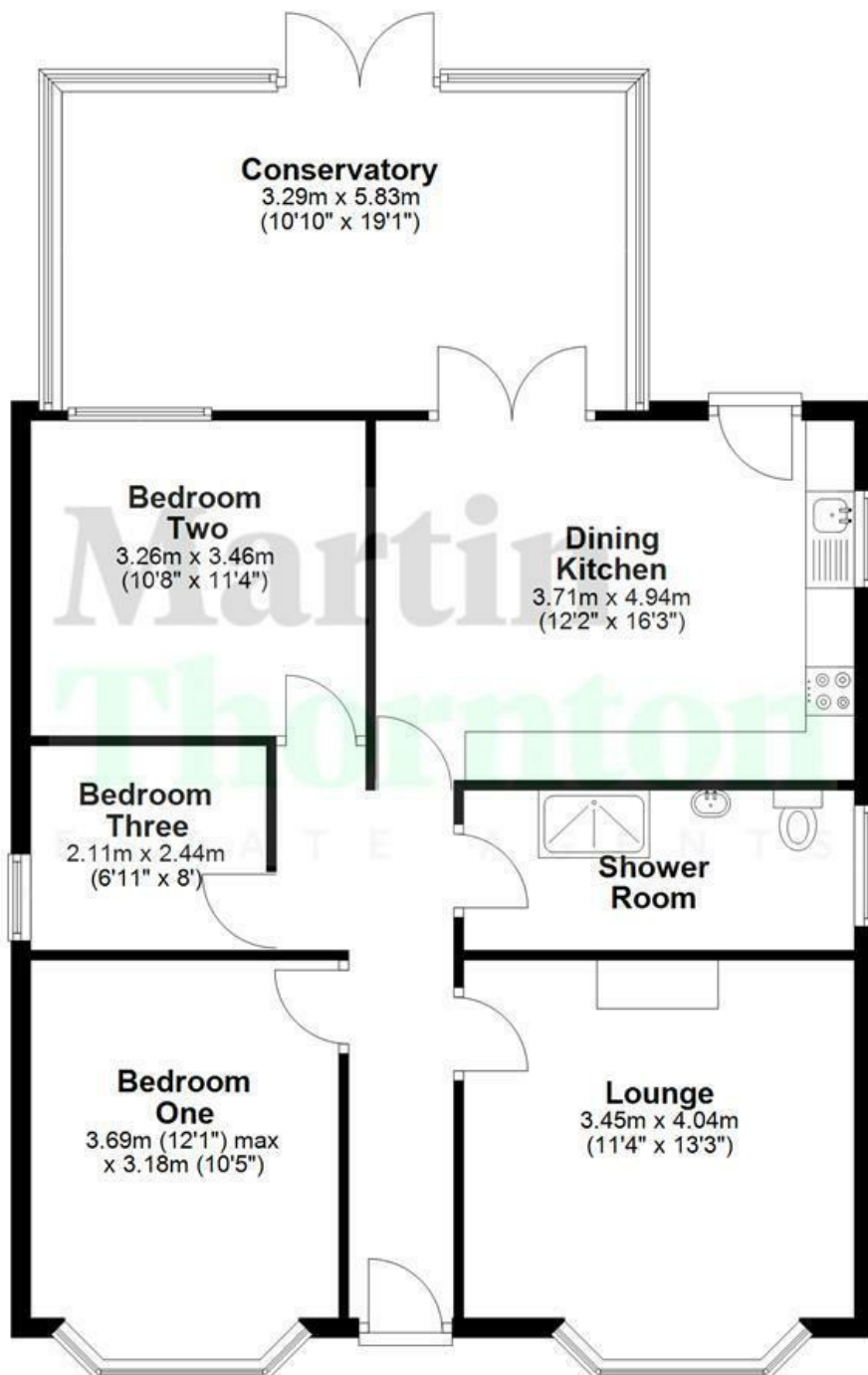
## Cross Green Road, Dalton Huddersfield,

**Offers over £260,000**

This detached double-fronted true bungalow has three bedrooms and stands centrally on a good-sized corner plot with gardens to three sides. The property is offered with no chain involvement and is conveniently placed for shopping and leisure within Waterloo, along with regular public transport to the town centre. The accommodation is all on one level and comprises an entrance hallway, living room with bay window, rear dining kitchen with integrated appliances and doors leading to a large conservatory, three bedrooms and a shower room. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are gardens to three sides, the rear garden being a major selling feature. There is a side driveway and a detached garage. An internal inspection is highly recommended to appreciate the position and further potential.



Ground Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Cross Green Road, Dalton Huddersfield,

## Details



### Entrance Hallway

An external composite door with opaque glazed panels gives access to the entrance hallway. This has an oak style laminate floor, cornice coving to the ceiling and a radiator. A door leads into the living room.



### Living Room

This reception room is positioned at the front of the property and has a walk-in bay window with uPVC glazing and New England style timber shutters. The timber fire surround has decorative tiling and a coal effect living flame gas fire. There is plenty of space for furniture, ornate coving to the ceiling, a ceiling rose and two radiators.



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### Dining Kitchen

This good-sized room is positioned at the rear of the bungalow and has wall cupboards and base units with under-unit lighting, tiled surrounds and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise a four-ring gas hob with oven beneath and a fridge. There is plumbing for an automatic washer. This room also houses the Ideal Logic boiler for the central heating system. There is plenty of room for a formal dining table, along with a wall-mounted electric fire, coving to the ceiling, a side uPVC window and a radiator. An external rear door leads out into the rear garden and French doors give access to the large conservatory.



### Conservatory

The conservatory is positioned at the rear of the property and overlooks the garden. It is particularly light and bright with uPVC glazing to three elevations and a glazed roof. French doors give access to the garden and the room has oak style laminate flooring. This room could be utilised as a second sitting room and has two radiators.



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### Master Bedroom

From the hallway on the left-hand side, access can be gained to the master bedroom. This double bedroom is positioned at the front of the property with walk-in bay window with uPVC glazing and New England style timber shutters. It has built-in wardrobes with overhead storage cupboards and matching bedside cabinets. The room also has oak style laminate flooring, space for further furniture and a radiator.



### Bedroom Two

This good-sized double bedroom is positioned at the rear of the bungalow. It has built-in double wardrobes with overhead storage cupboards and space for further furniture. The room has oak style laminate flooring, coving to the ceiling and a radiator.



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### Bedroom Three

This multipurpose room is an ideal third single bedroom, but could also be utilised as a home office or study, etc. It has oak style laminate flooring, an opaque side uPVC window, coving to the ceiling and a radiator.



### Shower Room

This room has a walk-in double shower cubicle with a wall-mounted shower fitting, a wash hand basin with storage below and a low-level WC. It has a mirror fronted toiletries cabinet, tiling to the walls and floor and an upright chrome ladder style radiator. To the side elevation is an opaque uPVC window. There is access to loft space.



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### External Details

The property stands on a good-sized, level corner plot. It has a perimeter wall with wrought iron fencing and a matching gate to the front and double gates leading to the driveway. The front garden has circular flowerbeds and pathways leading around the side of the property. There are mature beds and borders to the side with patterned concrete pathways leading to the matching drive, providing parking and access to the garage. There is also a shed. The rear garden is a major selling feature and has a timber summerhouse with twin timber and glazed doors, a paved seating area, walling and hedging and a good-sized level lawn, along with mature flowerbeds and borders. We have been informed by our clients that when they purchased the property, it was a double plot and the rear garden had permission to build a bungalow in the garden. This has long since lapsed.



### Detached Garage

The garage has an automatic roll-over door, a rear personal door and a window. It has power, lighting and an external double power socket.

### Tenure

The vendor informs us the property is Leasehold and we await further information.

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Directions

