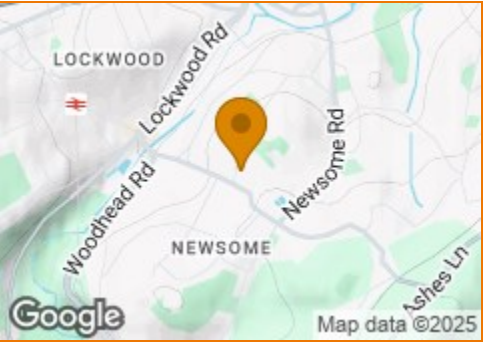


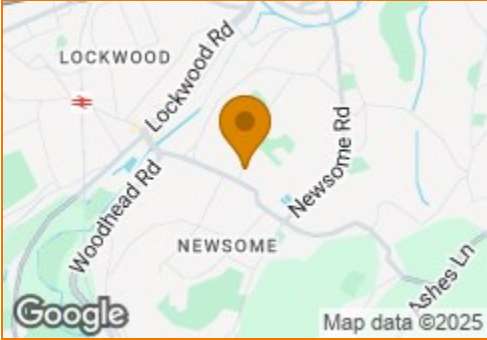
Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

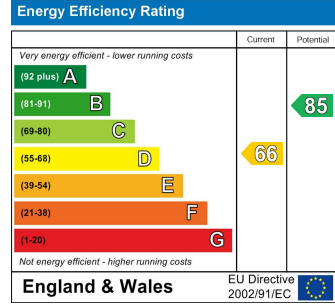
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

263 Cross Lane, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Cross Lane
Primrose Hill, Huddersfield, HD4 6DX

Offers Around £150,000

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Cross Lane

Primrose Hill, Huddersfield, HD4 6DX

Offers Around £150,000



A delightful three-bedroom through terrace house presenting an excellent opportunity for first-time buyers or young families seeking a comfortable and spacious home. The property boasts a well-appointed interior, designed to maximise space and functionality, making it an ideal setting for modern and practical living.

As you enter, you will be greeted by a well presented and well appointed interior extending over the passage at the first floor, providing generous living areas are perfect for the requirements of flexibility in day to day living, while the three bedrooms (master with ensuite) offer ample space for professionals working from home or those with the requirements of family/dependents.

One of the standout features of this property is the attractive rear garden, which enjoys a lovely wooded backdrop and the property is offered with no upper chain making the buying process much easier. "Move in ready" and enjoying a handy location well-connected to local amenities, schools, and transport links all nearby.

In summary, this spacious three-bedroom house on Cross Lane is a fantastic opportunity with charming features, a practical and spacious layout, modern fitments and a beautiful rear garden.

Sure to appeal to a variety of buyers. Don't miss the chance to view this lovely property and book your appointment with us today.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'6" x 3'3"

Accessed via a modern composite front door, having a staircase rising to the first floor with traditionally styled lyncrusta detail alongside. There is a Victorian effect mosaic style floor covering.

LOUNGE

12'1" max x 11'9"

Enjoying good levels of natural light via the large uPVC double glazed picture window positioned to the front elevation. There is a central heating radiator in the alcove, two alcove lighting points, provision for a ceiling light and the focal point for the room is a contemporary styled feature fireplace in a black colour scheme which is matched by the real wood black floor covering, in contrast to the contemporary white coloured walls.

DINING ROOM

10'2" max x 11'5"

Another wonderful blend of traditional and contemporary styling with a range of wall and base units with oak style door fronts with contrasting black handles and black marble effect working surfaces which incorporate a stainless steel inset sink unit with pull-out spray mixer tap. Part tiled splashbacks surround the preparation area, continued into the decorative feature chimney breast which has an extractor unit and provision for a gas or electric cooker. Within one of the alcoves is a traditional cupboard storage unit and the kitchen is further equipped with an integrated dishwasher, pull-out spice rack and magic corner cupboard. There is also a picture rail, central heating radiator and a uPVC double glazed picture window to the rear elevation overlooking the rear garden and taking in the wooded backstop beyond.

UTILITY

11'9" x 4'10"

Useful room with base unit, worktop, stainless steel sink and drainer with mixer tap. There is provision for a washing machine and additional white goods along with a composite double glazed rear door leading to the outside of the property and windows to the side with top light. To the side of the property adjacent to the passage is the traditional timber framed single glazed window with privacy glass inset.

FIRST FLOOR

LANDING

6'4" x 5'2"

Potentially large enough to incorporate a work station or library style area, with a central heating radiator and a loft hatch allowing access to the roof space (not inspected at the time of the appraisal).

BEDROOM 1

11'2" x 9'6" max or 7'7"

With a central heating radiator and a uPVC double glazed window positioned to the rear elevation, taking in the aforementioned wooded view. There is also a useful cupboard storage space with double cupboard unit over which houses the Worcester combination boiler.

EN SUITE

4'2" x 5'5"

Open plan in design to the master bedroom, fitted with a low flush wc, vanity hand wash basin with mixer tap over and double shower cubicle. There is a chrome heated towel rail (electric) and complementary part tiled splashbacks.

BEDROOM 2

12'3" max x 12'4"

A generous double bedroom to the front of the property and, in keeping with the remainder of the accommodation, is in good decorative order in a light, bright colour scheme with a central heating radiator and a uPVC double glazed window to the front elevation, from which the distant views down the Big Valley can be enjoyed.

BEDROOM 3

7'4" x 5'6"

Plus entrance, 2.09m x 1.07m. Located at the front of the property with a uPVC double glazed window and central heating radiator. Another room in food decorative order.

HOUSE BATHROOM

6'8" x 5'4"

Fitted with a white three piece suite comprising low flush wc, pedestal hand wash basin and panel bath. The bathroom is finished in a XXXX style with black mixer taps over the bath and sink, similar style shower screen. The shower has a main showerhead and hand held attachment. White tiled splashbacks with contrasting grout and there is a Victorian styled tiled floor. To the rear elevation is a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is a good sized, well presented garden to the front of the house with an elevated lawn and planted flower beds with slate bed

detail. There is a short flight of steps up to the front door and passage at the side. It should be noted that some of the neighbouring properties have created off road parking at the front which will require the appropriate consents.

To the rear is a generous sized garden with a random stone flagged patio seating area, raised lawned section, slightly sloping, leading up to a large garden shed/workshop with attractive wooded aspect beyond.

COUNCIL TAX. BAND A

TENURE

We understand that the property is offered on a freehold basis with the benefit of the leasehold element as well.

