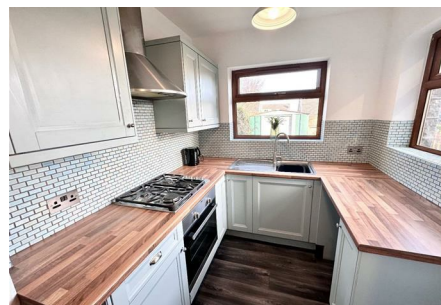




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 68 Crosland Hill Road, Huddersfield, HD4 5NZ

**Offers In The Region Of £125,000**

**\*SOLD\*** "FANTASTIC, NEWLY RENOVATED COTTAGE" **\*A PERFECT F.T.BUYER OR INVESTMENT PURCHASE\*** Situated on the ever popular Crosland Hill Road in Huddersfield closeby to Blackmoorfoot Reservoir, this delightful rear back-to-back terrace property boasts a characterful appeal with its pre-1900 age and modern upgrades. The property features a contemporary extended kitchen and a good sized reception room with a charming inglenook fireplace, making it perfect for both investors and first-time buyers alike. Step inside to discover two inviting bedrooms and a modern house bathroom. Externally a good sized laid to lawn garden and convenient on-street parking, this home effortlessly combines comfort and practicality. Offered with no chain and a ready to move into condition , this property presents a fantastic opportunity to own a fantastic property in a sought-after location. Don't miss out on the chance to make this charming house your home! Call ADM Residential to arrange your viewing today!

**\*VIRTUAL VIEWING AVAILABLE ON OUR WEBSITE\***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

[www.admresidential.co.uk](http://www.admresidential.co.uk)



### ENTRANCE DOOR

An entrance uPVC door leads to:

### LOBBY



A welcoming lobby which opens onto the kitchen, offering matching wall mounted units in Grey and wall mounted gas central heated radiator. Door leads to:

### EXTENDED KITCHEN 3'3" x 7'8" (1 x 2.34)



Newly fitted, contemporary extended kitchen with twin aspect uPVC double glazed windows overlooking the side and rear elevations. Featuring a matching range of base and wall mounted units in Grey with wood effect laminate working surfaces, matching tiled splashbacks and an inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and stainless steel extractor fan over. There is space for an under counter fridge and plumbing for an automatic washing machine or washer dryer. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

### LOUNGE 15'3" x 16'2" (4.66 x 4.94)



Spacious lounge with uPVC double glazed window overlooking the front aspect. Featuring a lovely inglenook fireplace with wood mantle and stone chimney breast. Finished with twin wall mounted double panelled gas central heated radiators and door leading to:

### VAULTED CELLAR



Vaulted keeping cellar which provides access to the meters and finished with original stone flooring, ideal for storage:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft space via hatch and doors lead to all rooms:

## BATHROOM



Partly tiled, modern bathroom with chrome effect fittings, featuring a three piece suite in white comprising of: panelled bath with shower over and bi-folding splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and wood effect vinyl flooring:

## BEDROOM ONE 8'10" x 9'8" (2.71 x 2.97)



Good sized primary bedroom with uPVC double glazed window overlooking the front garden. Featuring an inglenook fireplace and stone chimney breast. Finished with wall mounted gas central heated radiator:

## BEDROOM TWO 6'9" x 9'0" (2.07 x 2.76)



Second bedroom with uPVC double glazed window overlooking the front aspect. Finished with bulk head storage and wall mounted gas central heated radiator:

## EXTERNALLY



Externally, there is a right of access which leads to the property. Boasting a mainly laid to lawn garden with paved patio area - an ideal space to take full advantage of the summer months. Finished with fenced and stone wall boundaries with on street parking:

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Oak Primary School, Moor End Academy, Castle Hill School, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Crow Lane Primary & Foundation Stage School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

## Key Facts For Buyers

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3887789](https://sprift.com/dashboard/property-report/?access_report_id=3887789)

## Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

## Tenure

This property is Leasehold.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/3605-0344-2002-0009-8592>

## BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

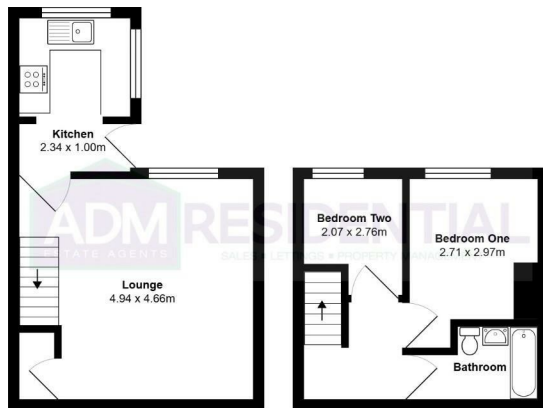
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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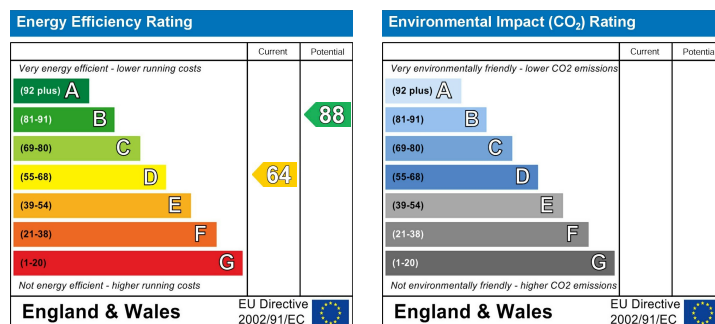
Please Note: Unauthorized reproduction prohibited.

## Floor Plan



All measurements are approximate and for display purposes only

## Energy Efficiency Graph



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