



Hawthorne Terrace, Crosland Moor, Huddersfield, HD4 5RP

Not for marketing purposes INTERNAL USE ONLY

welcome to

Hawthorne Terrace, Crosland Moor, Huddersfield

Conveniently placed for local schools, amenities and bus routes, this immaculately presented home is ideal for those looking for a generously sized, move-in ready home. Presented with a modernised kitchen and bathroom and a private, enclosed garden. Located on a peaceful, no-through road.



Entrance Hall

Welcoming entrance hall with laminated flooring and a radiator, offering access to the lounge and dining room.

Lounge

10' 8" x 11' 11" (3.25m x 3.63m)

Inviting lounge featuring carpeted flooring, a double-glazed bay window to the front, and a radiator, creating a bright and comfortable living space.

Dining Room

14' 8" x 8' 10" (4.47m x 2.69m)

Spacious dining room with laminated flooring, an electric fire, a double-glazed window overlooking the rear, and useful integral storage.

Kitchen

5' 10" x 10' 3" (1.78m x 3.12m)

Newly renovated kitchen featuring a tiled floor, high-gloss units, laminated worktops, and integrated appliances. Includes a gas hob, gas oven, a 1.5-bowl drainer sink, and two double-glazed windows to the rear that provide plenty of natural light.

Landing

Carpeted landing with access to the loft which has lighting, is boarded and is fitted with a ladder.

Bedroom One

10' 2" x 11' 4" (3.10m x 3.45m)

Front-facing double bedroom with carpeted flooring, a radiator, and a double-glazed window to the front.

Bedroom Two

8' 1" x 9' 4" (2.46m x 2.84m)

Rear-facing double bedroom with carpeted flooring, a double-glazed window, a radiator, and useful integrated cupboards.

Bedroom Three

5' 8" x 8' 2" (1.73m x 2.49m)

Compact front-facing bedroom with carpeted flooring, a double-glazed window, integrated

cupboards, and a radiator.

Bathroom

5' 8" x 8' 2" (1.73m x 2.49m)

Modern and neatly presented bathroom featuring a corner shower cubicle, tiled flooring, an extractor fan, a low-flush W/C, a sink, and a double-glazed window to the rear.

External

Low-maintenance gardens to both the front and the rear, and parking is freely available on the road just outside.



check out more properties at williamhbrown.co.uk



welcome to

Hawthorne Terrace, Crosland Moor Huddersfield

- Immaculately presented throughout
- Finished to a high standard
- Idyllic first purchase
- Enclosed garden space
- Peaceful, no-through road

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of
£170,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HDF118499 - 0005

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.

Not for marketing purposes INTERNAL USE ONLY



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk