



4a Cross Green Road, Dalton, Huddersfield, HD5 9XX

£225,000

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This modern end townhouse, was built in 2018 by reputable builders Worth Homes. Offering a delightful living space perfect for a young family and featuring 3 well-proportioned bedrooms (no box room). Upon entering, you will find a welcoming entrance hall, with access to a ground floor WC, modern fitted dining kitchen with integrated appliances, lounge with French doors leading out to the rear garden and a stylish four-piece bathroom. The exterior of the home is equally appealing, featuring a double-width driveway that accommodates parking for two vehicles, a rare find in modern townhouses. The lawned garden offers a lovely outdoor space for children to play or for hosting summer barbecues with friends and family. Located conveniently for local amenities, this property is ideal for those seeking a blend of modern living and accessibility. Early viewing recommended.



## GROUND FLOOR:

### Entrance Hall

A glazed entrance door gives access to the entrance hall which has laminate flooring, a staircase rising to the first floor with under stair storage and doors giving access to both the kitchen and lounge.

### Ground Floor WC

The WC is accessed off the entrance hall and has a wc, hand wash basin, tiled flooring and extractor fan.

### Dining Kitchen

13'7 x 10'0 (4.14m x 3.05m)

Fitted with a range of wall, drawer and base units with work surfaces over and inset 1.5 bowl stainless steel sink with

mixer tap and side drainer. Integrated appliances include a double oven, 4 ring gas hob and an overhead extractor hood, dishwasher, fridge, freezer and washing machine. There is a uPVC double glazed window to the front elevation, a cupboard housing the central heating boiler and a central heating radiator. The kitchen has ample space for a dining table and chairs and twin glazed doors lead into the lounge.

### Lounge

16'7 x 11'0 (5.05m x 3.35m)

With uPVC double glazed French doors leading out to the rear garden, laminate flooring and a central heating radiator.

## FIRST FLOOR:

### Landing

The landing has access to the loft via a hatch.

### Bedroom 1

13'9 x 8'1 (4.19m x 2.46m)

Having a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

### Bedroom 2

10'11 x 8'5 (3.33m x 2.57m)

Having a central heating radiator and a uPVC double glazed window which overlooks the front of the property.

### Bedroom 3

10'7 x 8'1 (3.23m x 2.46m)

This comfortable 3rd bedroom is larger than average and



has a central heating radiator and a uPVC double glazed window which overlooks the rear garden.

### Bathroom

A 4 piece suite comprising WC, pedestal wash hand basin, bath with mixer tap and a separate shower enclosure. There are part tiled walls, tiled floor, central heating radiator, electric shaver point and a uPVC double glazed window to the front elevation.

### OUTSIDE:

To the front of the property there is a double width tarmac driveway which provides off road parking and paved pathway which leads to the front door. To the rear, a set of French doors lead out to a flagged patio area which creates an ideal seating space and the remainder of the garden is mainly laid to lawn with timber shed. The rear garden has timber fencing with gated access.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley and Moldgreen. Proceed along this road until the next set of traffic lights, turn left into Dalton Green Lane, right onto Brooklyn Avenue and then left into Cross Green Road where the property can be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

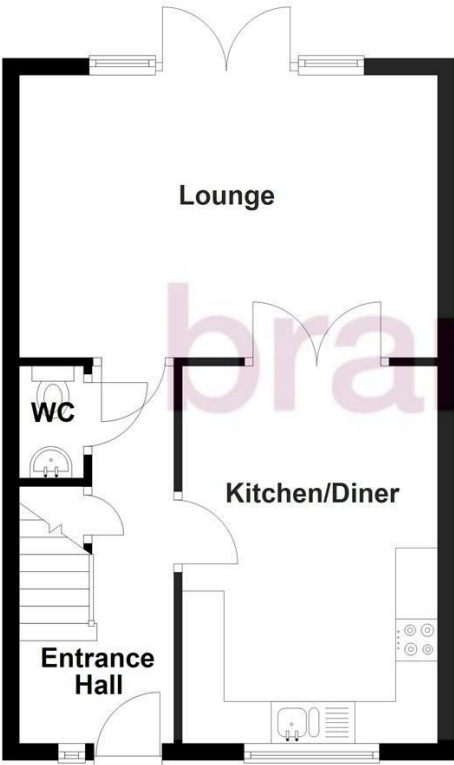








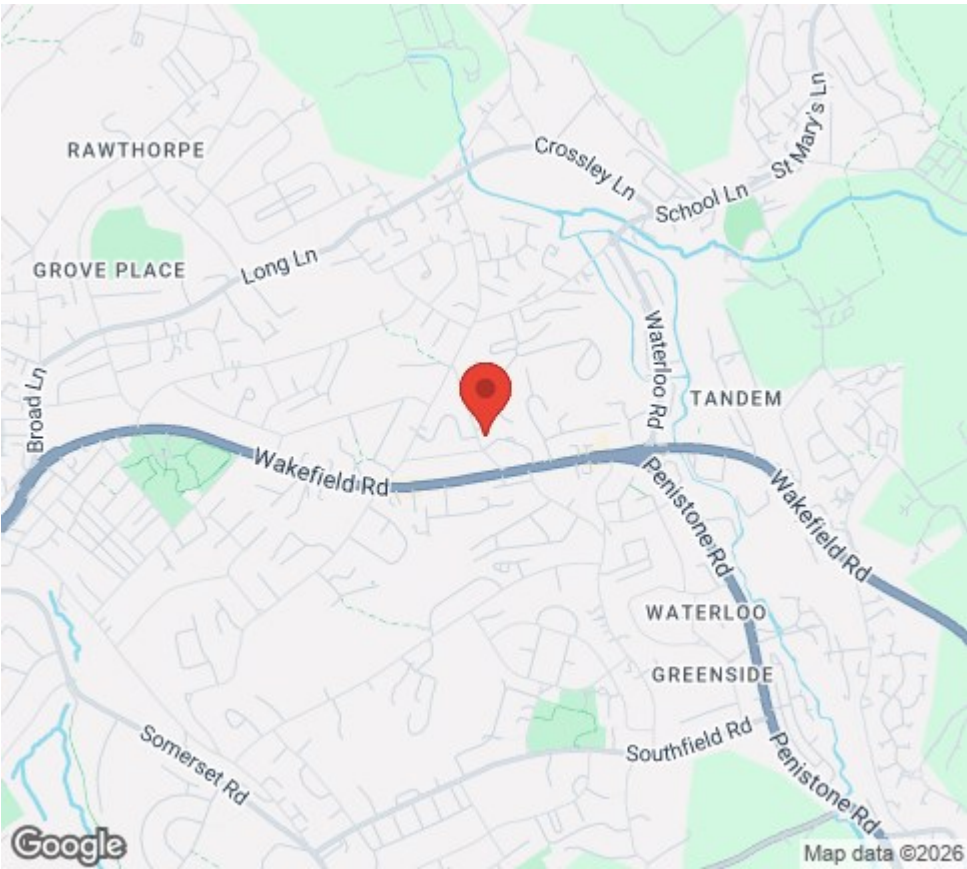
Ground Floor



First Floor



Total area: approx. 79.6 sq. metres (856.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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