



**Cromarty Avenue, Huddersfield, HD4 5LG**

**welcome to**

## **Cromarty Avenue, Huddersfield**

A three-bedroom home in sought-after Crosland Moor, offering generous space and excellent access to local amenities, schools, and transport links. With front, side, and rear gardens plus clear potential for modernisation, it's an ideal project for investors.



## **Lounge**

19' 7" x 9' 10" ( 5.97m x 3.00m )

A bright and inviting lounge finished with laminated flooring, creating a clean and modern feel. A radiator provides efficient warmth, complemented by a gas fire that serves as a cosy focal point. The space enjoys excellent natural light thanks to two double-glazed windows, positioned to the front and rear, giving the room an open and airy atmosphere.

## **Kitchen**

9' 10" x 9' 1" ( 3.00m x 2.77m )

A practical kitchen fitted with laminated worktops and flooring, offering a durable and easy-to-maintain finish. A double-glazed window to the rear provides natural light, while a radiator ensures the space stays warm and comfortable. The kitchen includes a drainer sink, gas hob, electric oven, and extractor hood, forming a functional cooking setup. There is ample space for a fridge-freezer and additional appliances, making it a versatile area ready for modernisation or personalisation.

## **Utility Room**

6' x 9' 5" ( 1.83m x 2.87m )

A useful utility space finished with laminated flooring and warmed by a radiator. A double-glazed window to the side provides natural light and ventilation, while an alarm system is installed for added security and peace of mind.

## **Landing**

A practical landing area featuring an integrated cupboard for additional storage. The boiler is housed here for convenient access, and a loft hatch provides entry to the loft space, which is not boarded but includes insulation.

## **Bedroom One**

9' 11" max x 13' 5" ( 3.02m max x 4.09m )

A spacious primary bedroom featuring exposed floorboards that add character and charm. A radiator provides comfortable heating, while a double-glazed window to the front brings in plenty of natural light. The room also benefits from an integrated cupboard,

offering convenient built-in storage.

## **Bedroom Two**

5' 11" x 12' 7" ( 1.80m x 3.84m )

A well-sized bedroom featuring exposed floorboards for a traditional finish. A radiator provides comfortable heating, while a double-glazed window to the rear brings in natural light and offers a pleasant outlook.

## **Bedroom Three**

6' x 10' 6" ( 1.83m x 3.20m )

A versatile bedroom featuring laminated flooring for a clean and modern finish. A radiator provides comfortable heating, while a double-glazed window to the front brings in natural light. The room also includes an integrated cupboard, offering useful built-in storage.

## **Bathroom**

A neatly presented bathroom fitted with a bath and overhead shower, complemented by laminated flooring for easy maintenance. A radiator provides warmth, while a double-glazed window to the rear offers natural light and ventilation. The suite includes a low-flush WC and a pedestal sink, creating a practical and functional space.

## **External**

The property enjoys outdoor space on three sides, including a lawned front garden that adds kerb appeal. To the rear, a lawned garden with a patio area offers an ideal spot for seating or future landscaping. The grounds are enclosed by timber fencing, providing privacy and a secure boundary.

## **Agent's Notes**

The property is of non-standard construction, please seek confirmation of lending ability and liaise with your conveyancer.



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welcome to

## Cromarty Avenue, Huddersfield

- Three-bedroom semi-detached in sought-after Croslan Moor
- Ideal investment or renovation project
- Front, side, and rear gardens
- Gas central heating throughout
- Close to amenities, schools, and transport links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in the region of

**£160,000**



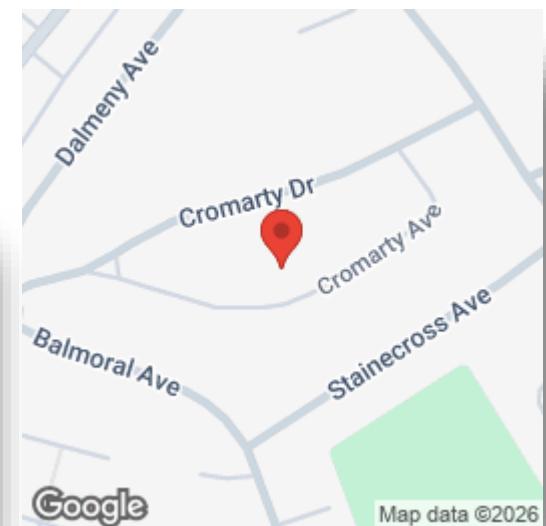
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Property Ref:  
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Please note the marker reflects the postcode not the actual property



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