



**Hawthorne Terrace, Crosland Moor, Huddersfield, HD4 5RP**

welcome to

## Hawthorne Terrace, Crosland Moor, Huddersfield

A well-presented two-bed end-terraced home in the desirable Crosland Moor area of Huddersfield, offering a bright bay-fronted lounge, spacious dining kitchen, two comfortable bedrooms, and a modern bathroom. In a highly desired area offering useful access to schools, transport and local amenities.



## **Entrance Hall**

A welcoming entrance hall presented with laminated flooring and a radiator, offering access into the lounge and staircase to the first floor. A neat and practical space that sets the tone for the well-kept interior.

## **Lounge**

11' 10" into recess x 11' 10" ( 3.61m into recess x 3.61m )  
A bright and welcoming lounge featuring carpet flooring, a large double-glazed bay window to the front that fills the room with natural light, and a radiator providing a warm and comfortable setting. A well-proportioned space ideal for everyday relaxation.

## **Kitchen**

13' 3" +recess x 9' 10" ( 4.04m +recess x 3.00m )  
A spacious and practical dining kitchen fitted with laminated flooring and laminated worktops, complete with a 1.5 sink and drainer. Twin double-glazed windows to the rear provide excellent natural light, while a radiator ensures year-round comfort. The kitchen includes a gas hob, electric oven, and extractor hood, with designated space for a washing machine and fridge freezer, making it a well-equipped and functional hub of the home.

## **Utility Room**

A useful pantry-style utility space featuring a double-glazed window to the side, providing natural light and ventilation. This area also houses the meters and electrics, offering convenient access while keeping essential services neatly contained.

## **Landing**

A neatly presented landing area featuring carpet flooring and a radiator, with a double-glazed window to the side providing natural light. Access is available to all first-floor rooms, along with a loft hatch for additional storage.

## **Bedroom One**

10' 10" x 11' 6" ( 3.30m x 3.51m )  
A spacious primary bedroom featuring carpet flooring and a radiator for year-round comfort. A double-glazed window to the front provides plenty of natural light, while integrated cupboards offer excellent built-in storage.

## **Bedroom Two**

10' 6" x 8' 7" ( 3.20m x 2.62m )  
A well-proportioned second bedroom featuring carpet flooring and a radiator for added comfort. A double-glazed window to the rear provides pleasant garden views and plenty of natural light, making this a versatile space for a bedroom, guest room or home office.

## **Bathroom**

A well-presented bathroom featuring a tiled floor and radiator, complete with a bath with shower, W/C, and pedestal sink. A double-glazed window to the rear provides natural light and ventilation, while integrated cupboards offer practical storage for everyday essentials.

## **External**

To the front, the property enjoys a neat lawned garden with a boundary wall and a tarmac driveway to the side, providing convenient off-road parking. To the rear, a generous patio and lawned garden offer an ideal outdoor space, fully enclosed by a wall and fencing for added privacy and security.



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## Hawthorne Terrace, Crosland Moor Huddersfield

- Bright bay-fronted lounge
- Spacious dining kitchen
- Easy access parking with a driveway
- Enclosed rear garden with lawn and patio
- Area with easy access to schools and transport

Tenure: Leasehold EPC Rating: D

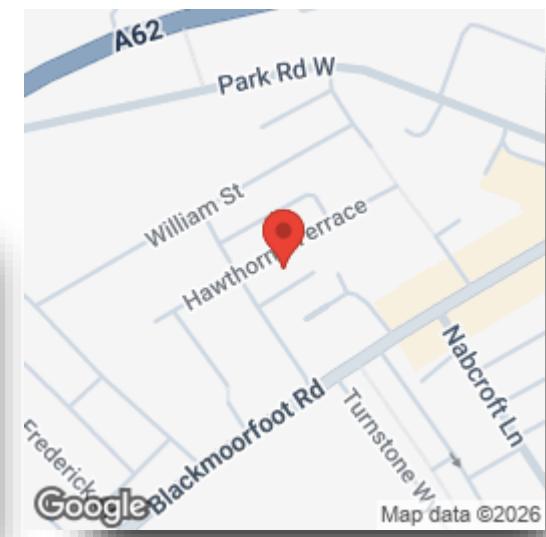
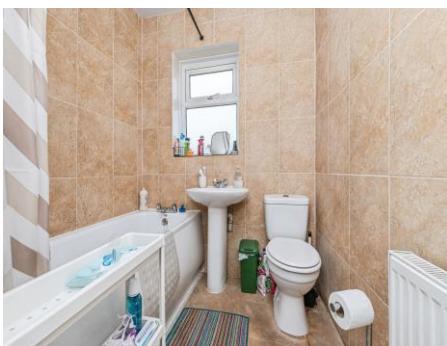
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000**



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Property Ref:

HDF118506 - 0003



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