



**Cross Lane, Huddersfield, HD4 6DJ**

**welcome to**

**Cross Lane, Huddersfield**

Located in the popular area of Newsome, this two bedroom terraced house is perfect for a first time buy or an investment purchase. Boasting spacious rooms, this home is perfect for a family. **BOOK YOUR VIEWING NOW!**



### **Kitchen/Diner**

10' 11" x 13' 7" ( 3.33m x 4.14m )

Extremely spacious and well presented kitchen diner with ample space for dining table and chairs. Fitted with wood flooring, integrated electric oven and hob with extractor fan. Space for freestanding fridge/freezer, and a range of fitted storage cupboards and worktops. There is space for a washing machine and tumble dryer into a separate utility room.

### **Lounge**

11' 4" x 14' 4" ( 3.45m x 4.37m )

Spacious lounge with wood flooring, and a double glazed window to the front. Warmed by a central heating radiator. Currently used as a bedroom, and is well presented to a move in ready standard.

### **First Floor**

#### **Bedroom One**

11' 5" x 13' 3" ( 3.48m x 4.04m )

Spacious double bedroom with a double glazed window to the front. Warmed by a central heating radiator. With carpeted flooring. Well presented and move-in ready.

### **Bathroom**

Spacious family bathroom with laminate flooring. Fitted with a shower over bath, a low flush Wc and wash hand basin. With a frosted double glazed window to the front.

### **Second Floor**

#### **Bedroom Two**

8' 7" x 5' 7" ( 2.62m x 1.70m )

Good sized attic room with ample space for single bed. With a double glazed velux window to the front and carpeted flooring. Warmed by a central heating radiator.



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welcome to

## Cross Lane, Huddersfield

- Close to schools and local amenities
- Spacious rooms
- Perfect first time buy
- Good sized kitchen
- Investment opportunity

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

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118688 - 0002

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