

Simon Blyth

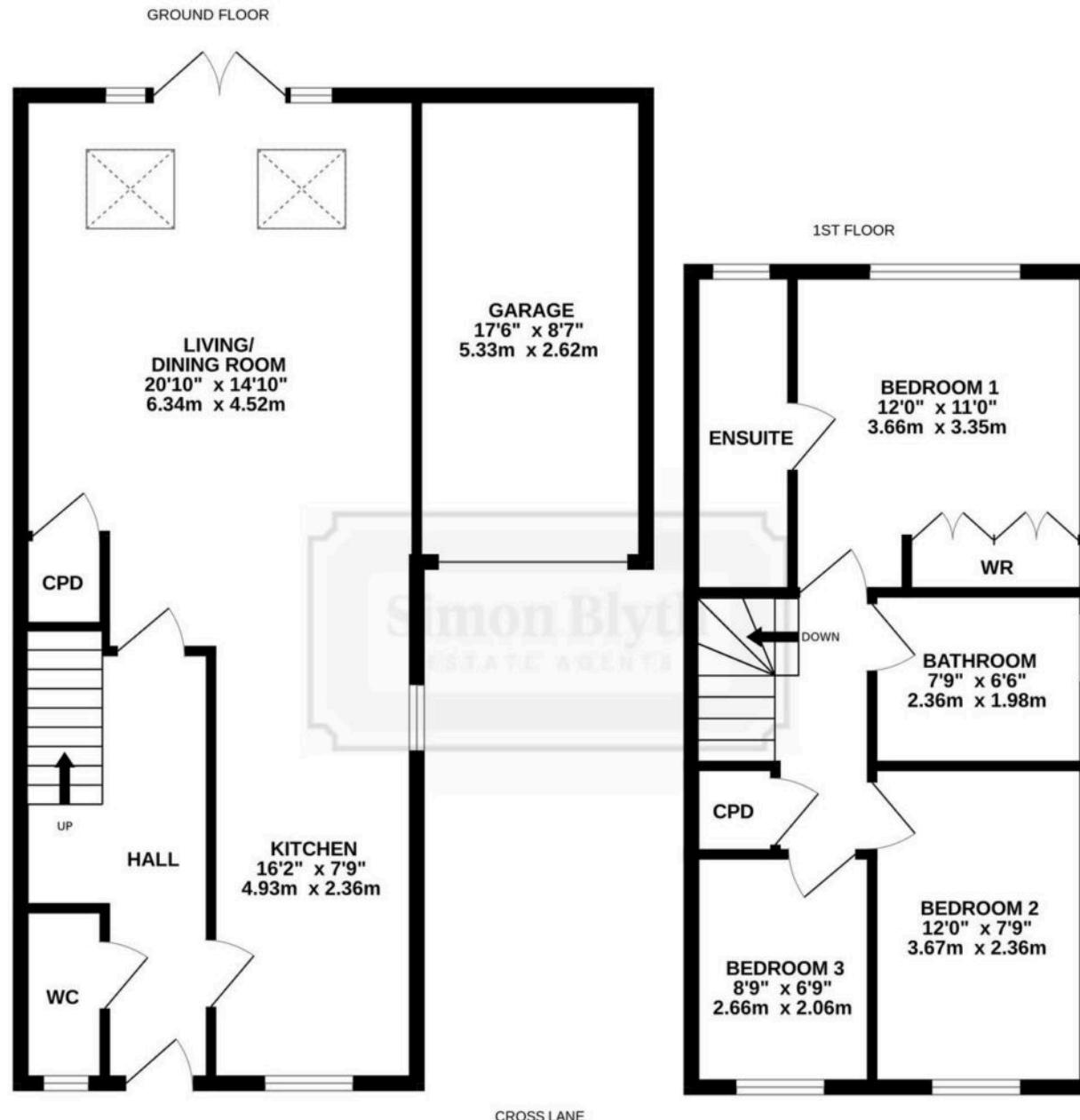
ESTATE AGENTS



Cross Lane, Stocksmoor

Huddersfield, HD4 6XH

Offers in Region of £345,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cross Lane

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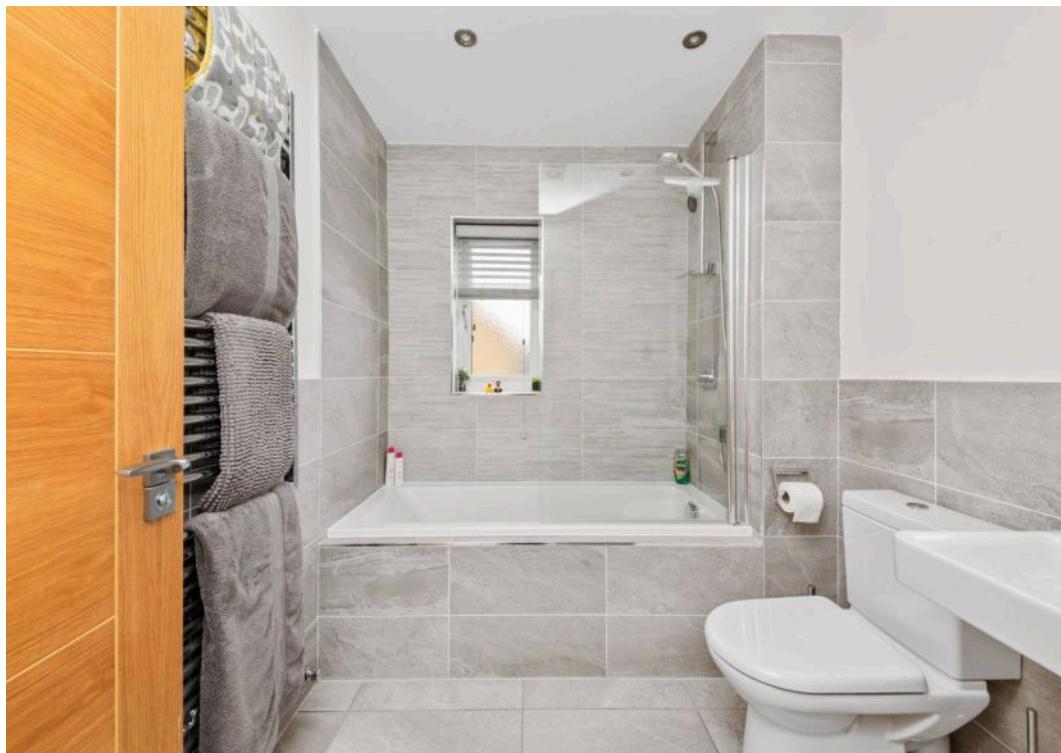
SUPERBLY PRESENTED, SEMI-DETACHED, FAMILY HOME SITUATED ON THE POPULAR ADDRESS OF CROSS LANE, STOCKSMOOR. FINISHED TO A FABULOUS STANDARD INTERNALLY AND OCCUPYING A GENEROUS CORNER PLOT, BOASTING DRIVEWAY LEADING TO AN ATTACHED GARAGE, OPEN-PLAN DINING-LIVING AND KITCHEN AND THREE WELL PROPORTIONED BEDROOMS. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, WITH PLEASANT WALKS NEARBY AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, open-plan living/dining room leading into kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. The principal bedroom having en-suite shower room. Externally there is a tandem resin driveway leading to an attached garage, with lawn garden to the front and enclosed lawn with patio to the rear.

Tenure Freehold.

Council Tax Band D.

EPC Rating B.



GROUND FLOOR

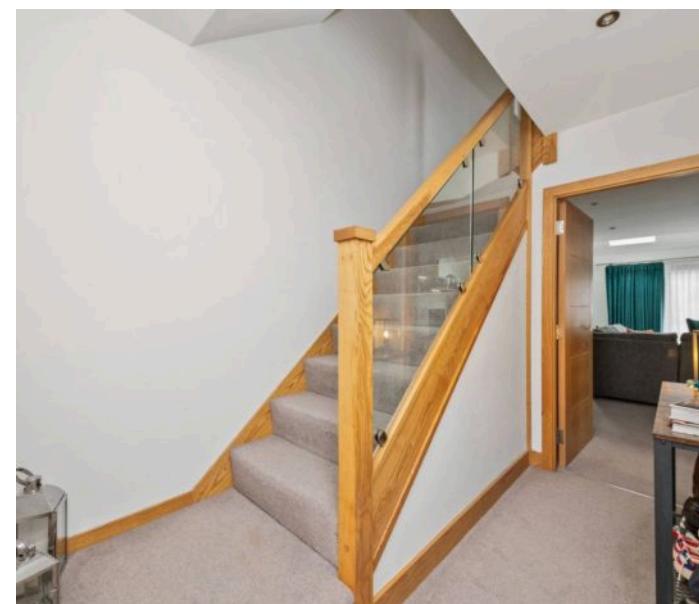
ENTRANCE HALL

Enter into the property through a double glazed, composite front door into the entrance hall. The entrance hall features inset spot lighting to the ceilings, a radiator, and an oak staircase with glazed balustrade proceeds to the first floor. There are oak doors providing access to the downstairs WC, the kitchen, and the open-plan living dining room.

OPEN-PLAN LIVING DINING ROOM

20' 10" x 14' 10" (6.35m x 4.52m)

The open-plan living dining room enjoys a wealth of natural light, which cascades through the double-glazed bank of windows with French doors to the rear elevation, providing seamless access onto the gardens. There are two double-glazed skylight windows to the rear elevation, inset spot lighting to the ceilings, and a radiator. An oak door then encloses a useful under stairs storage cupboard. The open-plan living dining room then seamlessly leads into the kitchen.





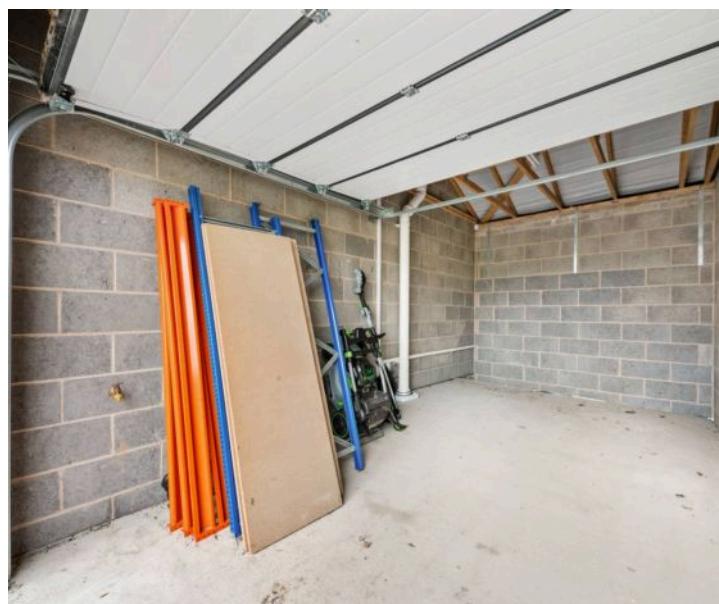
DOWNSTAIRS WC

The downstairs WC features a modern, white, two-piece suite. Comprising of a broad, wall hung, wash hand basin with chrome mixer tap and tiled splash back and a low-level WC with push button flush. There is tiled flooring, inset spot lighting to the ceilings and an extractor fan. Additionally, there is a double-glazed window to the front elevation with obscure glass and a chrome ladder style radiator.

KITCHEN

16' 2" x 7' 9" (4.92m x 2.36m)

The kitchen features a wide range of high quality, fitted wall and base units with handleless cupboard fronts, and with complimentary quartz worksurfaces over which incorporate a one-and-a-half bowl inset stainless steel sink unit with bevelled drainer and chrome mixer tap over. The kitchen is equipped with high-quality built-in Miele appliances including a four-ring ceramic induction hob with integrated cooked hood over, two built in ovens, integrated fridge and freezer unit, an integral dishwasher and built in washing machine. There is space and provisions for a wine cooler and the kitchen benefits from under unit lighting and plinth lighting. Additionally, a cupboard houses the wall mounted, combination boiler and there is a matching quartz upstand to the work surface. There is a breakfast peninsula with a double-glazed window to the side elevation.



GARAGE

17' 6" x 8' 7" (5.33m x 2.61m)

The garage features an electric remote-controlled sectional up and over door. There is lighting and power in situ, and additional storage available in the rafters.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing which features an oak banister with glazed balustrade over the stairwell head. There are oak doors providing access to three bedrooms, the house bathroom and enclosing a useful bulkhead storage cupboard which has an inset spotlight to the ceiling and a radiator in situ. The landing area has a loft hatch with dropdown ladder providing access to a useful attic space and inset spotighting to the ceilings.

BEDROOM ONE

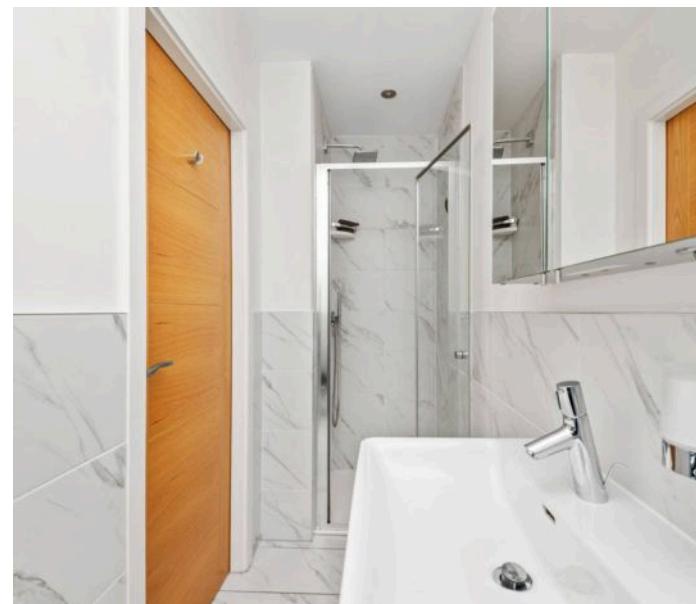
12' 0" x 11' 0" (3.65m x 3.35m)

As the photography suggests, bedroom one is a generously proportioned, light and airy, double bedroom which has ample space for freestanding furniture. There is a bank of double glazed and mullioned windows to the rear elevation, a central ceiling light point, a radiator, and a bank of floor to ceiling fitted wardrobes which have sliding mirrored doors and with hanging rails and shelving. An oak door provides access to the en-suite shower room.



BEDROOM ONE EN-SUITE

The en-suite shower room features a modern, contemporary, three-piece suite, which comprises of a fixed frame shower cubicle with thermostatic rainfall shower, a broad pedestal wash hand basin with chrome Monobloc mixer tap and a low-level WC with push button flush. There is attractive marble effect tiled flooring and tiling to dado height and splash areas, inset spotighting to the ceilings, a chrome ladder style radiator, an extractor fan and a double-glazed window with obscure glass and tiled sill to the rear elevation.





BEDROOM TWO

12' 0" x 7' 9" (3.65m x 2.36m)

Bedroom two, again, can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed, mullioned windows to the front elevation which have fantastic far-reaching views over rooftops, across the valley. There is a ceiling light point and radiator.

BEDROOM THREE

8' 9" x 6' 9" (2.66m x 2.05m)

Bedroom three could be utilised as a home office, nursery, or single bedroom. It features a bank of double-glazed, mullioned windows to the front elevation, again taking full advantage of pleasant views over rooftops. There is a ceiling light point and a radiator.

HOUSE BATHROOM

7' 9" x 6' 6" (2.36m x 1.98m)

The house bathroom features a modern, contemporary, three-piece suite. Comprising of an inset bath with tiled surround and bath end mixer tap, with thermostatic shower over and glazed shower guard, a low-level WC with push button flush and a broad wall hung wash hand basin with chrome Monobloc mixer tap. There is attractive tiled flooring and contrasting tiling to the splash areas and dado height, a chrome ladder style radiator, inset spotlighting to the ceilings and an extractor fan. Additionally, there is a shaver point and a double-glazed window with obscure glass and tiled surround to the side elevation.



EXTERNAL

FRONT EXTERNAL

Externally to the front, the property features a tandem resin driveway providing off-street parking for multiple vehicles and leads to an attached single garage. The front garden is laid predominantly to lawn with a flower and shrub bed and a flagged pathway that leads to a glazed canopy to the front door. There is an external up and down light and external security light and following the pathway down the side of the garage, there is an attractive stone wall boundary and a gate which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property benefits from an enclosed corner plot garden which is laid predominantly to lawn and features a flagged patio with a timber pagoda over, providing an excellent space for alfresco dining, barbecuing and entertainment. There are part fenced and part walled boundaries, external up and down lights, an external tap and an external double socket.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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.**MAILING LIST**

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES**7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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