



Crosland Hill Road, Huddersfield HD4 5NZ

welcome to

Crosland Hill Road, Huddersfield

Ideal for an upsizing family, this immaculately presented detached home in highly sought-after Crosland Hill with two reception rooms, a detached garage and a generously sized garden ticks all the boxes. In a peaceful spot, located close to schools, local shops and amenities, and public transport



Entrance Hallway

A welcoming entrance into the house with laminate flooring, a cupboard under the stairs housing the boiler and the consumer unit and warmed by a gas centrally heated radiator.

Lounge

13' 11" into bay x 11' 9" (4.24m into bay x 3.58m)
The living area has laminated flooring, a double glazed bay window overlooking the front of the house and is warmed by a gas central heating radiator.

Dining Room

8' 9" x 8' 9" (2.67m x 2.67m)
A dining area with laminate flooring, a double glazed sliding patio door overlooking the rear garden and with a gas centrally heated radiator.

Kitchen

8' 9" x 8' 9" (2.67m x 2.67m)
A modern fitted kitchen with space for a dishwasher, a washing machine and a fridge/freezer, along with having an electric oven, an extractor hood and a sink with a draining board. The kitchen has laminate flooring, a double glazed window overlooking the rear garden and laminate worktops.

Landing

A carpeted landing with a double glazed window to the side of the property and access into the loft.

Bedroom 1

11' 11" x 11' 4" max (3.63m x 3.45m max)
The master bedroom is generously sized with carpeted flooring, a double glazed window overlooking the front and is warmed by a gas centrally heated radiator.

Bedroom 2

8' 10" x 10' 10" + doorway recess (2.69m x 3.30m + doorway recess)
The second double bedroom has laminate flooring, a double glazed window overlooking the rear and a gas centrally heated radiator.

Bedroom 3

6' 10" x 6' 11" max (2.08m x 2.11m max)
The third bedroom has a gas centrally heated radiator, a double glazed window overlooking the front and has carpeted flooring.

Bathroom

With laminate flooring, an extractor fan and a double glazed window overlooking the rear. The house bathroom has a modern three-piece suite including a low-flush W/C, a pedestal sink and a bath with a shower over. The room is warmed by a gas centrally heated radiator.

Detached Single Garage

With an up-and-over garage door, power and lighting and a single glazed window to the side.



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welcome to

Crosland Hill Road, Huddersfield

- Immaculately presented throughout
- Highly sought-after Crosland Hill
- Detached garage and off-road parking
- Available with no onward chain
- Generously sized garden
- Close to schools and public transport routes
- Peaceful yet convenient location
- Ideal for the upsizing family

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£250,000



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