



**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 an 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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## **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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF118337 - 0006

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