

Hall Cross Road,Huddersfield HD5 8JT

william h brown

welcome to

Hall Cross Road, Huddersfield

A modern, well-presented home with generous room sizes throughout and ample garden space both front and rear. Located in a highly sought-after location close to schools, amenities, bus routes and the town centre of Huddersfield. Offered move-in ready and ideal as a first purchase.





An idyllic first purchase or as an investment, this generously sized two bedroom home with plenty of garden space, a modern kitchen and bathroom and presented immaculately, whilst being located in a highly sought-after and convenient location with good bus routes, schools, local amenities and within a close proximity of Huddersfield town centre and the university. Comprising of an entrance vestibule providing access into a spacious lounge with ample natural light and laminate flooring, and through to a kitchen-diner with a range of fitted units, an electric oven and a gas hob, with space for all appliances and a pantry cupboard for extra storage. To the first floor, there are two generous bedrooms and the house bathroom, with a modern three-piece suite and a shower over the bath. Externally, the property has an enclosed garden space to the rear, ample lawn to the front and parking is freely available on the road just outside.

Agents Note: Aml

Lounge
14' x 11' 9" (4.27m x 3.58m)

Kitchen Diner
14' 10" x 9' 3" (4.52m x 2.82m)

Bedroom One
15' max into recess x 14' 1" (4.57m max into recess x 4.29m)

Bedroom Two
9' 1" x 9' (2.77m x 2.74m)

Agents Note: Right Of Way







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welcome to

Hall Cross Road, Huddersfield

- Ideal first purchase or investment opportunity
- £130,000 - £140,000
- Generous room sizes throughout
- Ample garden space front and rear
- Close to local amenities, public transport routes and the town centre

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

guide price

£130,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HDF118690 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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