



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



9 Cross Cottages, Huddersfield, HD1 4LS

Offers In The Region Of £89,995

UNDER OFFER* *RIPE FOR RENOVATIONS* *GREAT POSSIBILITIES FOR THIS ONE BEDROOM PROPERTY PLUS ATTIC ROOM Offered for sale by ADM Residential is this good sized, inner terrace property which has accommodation set over three floors. Ideally placed for all local amenities in this highly sought after village of Marsh with excellent access to Lindley village, Huddersfield Royal Infirmary and M62 motorway network as well as being perfectly situated for countryside walks. This property offers wood glazing and gas fire heating, briefly comprising of: Entrance front door leading to a spacious lounge and a galley kitchen and under stairs storage. To the first floor: primary bedroom, office space and a house bathroom. To the second floor: an attic space with storage. Externally the property has a small frontage, and a flagged garden to the rear which has access rights. Viewings are highly recommended to appreciate the potential this property offers! Viewings are with the agent so please telephone 01484 644555 to arrange your viewing today! ***VIRTUAL VIEWING AVAILABLE SOON* *NO CHAIN***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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www.admresidential.co.uk



ENTRANCE DOOR

Entrance wood door leads to:

LOUNGE 13'5 x 12'5 (4.09m x 3.78m)



A spacious, recently decorated lounge with double glazed window to the front aspect. Finished with wall mounted gas fire, coved ceiling and door leading to:

INNER LOBBY

Inner lobby with staircase rising to the first floor landing and access to the cellar. Door leading to:

KITCHEN 13'9 x 6'7 (4.19m x 2.01m)



Set to the rear aspect is this galley style kitchen with double glazed window overlooking the rear garden. Featuring base and wall mounted units in Cream with laminate working surfaces, incorporating a stainless steel sink unit with drainer and hot and cold taps. Gas cooker point, plumbing

for a washing machine and ample space for a fridge freezer. Finished with tiled effect vinyl flooring, access to useful under stairs storage and door leading to the rear:

TO THE FIRST FLOOR LANDING

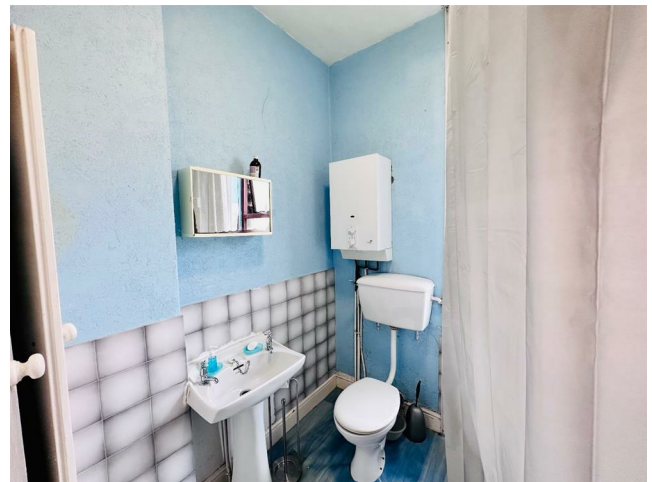
Staircase rises to the first floor landing with doors leading to:

BEDROOM ONE 13'4 x 12'8 (4.06m x 3.86m)



A good sized double bedroom with double glazed window to the front aspect:

BATHROOM 8'2 x 6'6 (2.49m x 1.98m)



A partly tiled bathroom with double glazed opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, consisting of: panelled bath within shower over and curtain rail, hand wash pedestal basin with hot and cold taps and tiled splash backs and a

low level flush w/c. Finished with wall mounted boiler, useful storage cupboards and wood effect vinyl flooring:

OFFICE AREA 7'3 x 5'5 (2.21m x 1.65m)



There is a useful office space which can easily be utilised for those who work from home:

TO THE SECOND FLOOR



Staircase rises to the second floor landing:

ATTIC SPACE 12'8 x 11'2 (3.86m x 3.40m)

A useful attic space which could easily be used as an additional office, playroom or occasional room. Featuring two velux windows and offers ample storage space:

EXTERNALLY



The property offers paved path to the front aspect, with a flagged patio garden to the rear which has shared access. On street parking:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: Royds Hall, A SHARE Academy, Crow Lane Primary & Foundation Stage School, Huddersfield Grammar School & Nursery, The Mount School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

Tenure

This property is Leasehold - 999 years approx £1.00 per annum.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0246-0208-3604-3205-3904>

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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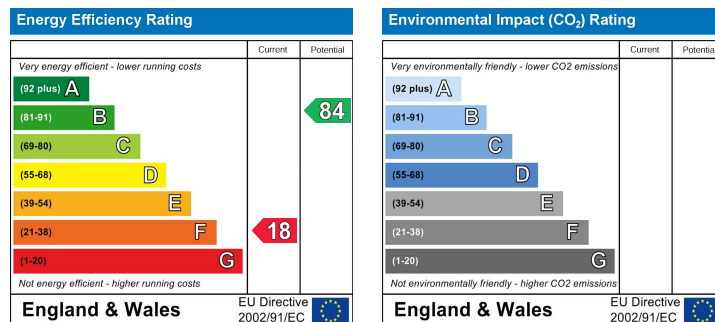
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Floor Plan



All measurements are approximate and for display purposes only

Energy Efficiency Graph



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