



# RESIDENTIAL

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## 217 Cross Lane, Huddersfield, HD4 6DN

**Offers Over £104,995**

ADM Residential are delighted to market this well presented, pleasantly situated, two bedroom Semi-detached property. Set within this very popular residential located in Primrose Hill a popular area of Newsome village which is situated approximately one mile south of Huddersfield in the Metropolitan Borough of Kirklees. The village has good transport links to nearby Berry Brow, Hall Bower and Taylor Hill as well as Huddersfield Town Centre. Newsome, a popular choice for a wealth of buyers and in particular attracts the family market as the village offers a good range of amenities and well regarded schooling is within easy reach. Boasting gas central heating and double glazing, this well presented property would make an excellent purchase for any FT buyers or families. Briefly comprises: Entrance door, hallway, lounge with a bay window, dining/ kitchen with a useful pantry. To the first floor landing: two bedrooms and modern bathroom. Externally: having well maintained gardens to front and rear and side elevations with on street parking. Highly recommended for an internal inspection, call the agent today on 01484 644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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## ENTRANCE HALLWAY



Entrance door leads to the hallway, wall mounted gas central heating radiator, staircase rises to the first floor:

## LOUNGE WITH BAY WINDOW 15'6 x 11'7 (4.72m x 3.53m)



The spacious neutrally decorated modern lounge with a large bay window which provides an abundance of natural lighting, coved ceiling, television point and telephone points, wall mounted radiator:

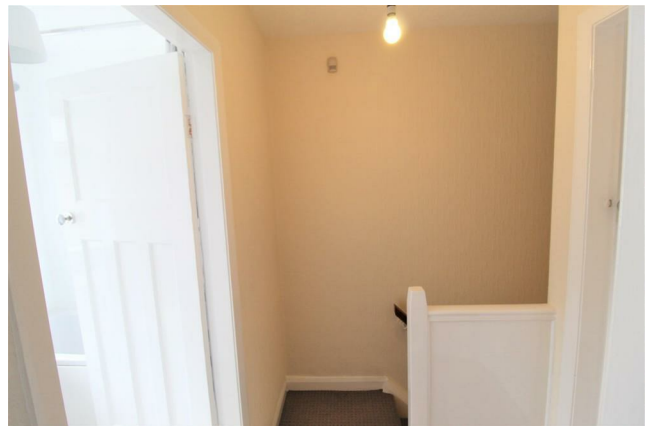
## KITCHEN 12'5 x 10'8 (3.78m x 3.25m)



A recently decorated dining kitchen with windows to the rear aspect with a matching range of base

and wall mounted units in white with complementary work surfaces incorporating a stainless steel sink unit and drainer with mixer tap. There is plumbing for an automatic washing machine, gas cooker point, extractor hood over, space for a fridge freezer. Finished with coved ceiling, access to the storage pantry and a rear door leading to the rear garden:

## TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to:

## BEDROOM ONE 15'1 x 11'4 (4.60m x 3.45m)



A large double bedroom set to the front aspect with twin aspect Upvc windows with views across the hillside. Wall mounted gas central heated radiator:

### BEDROOM TWO 8'6 x 8'5 (2.59m x 2.57m)



A second good sized bedroom which is set to the rear aspect and has views over looking the rear gardens and a woodland aspect, finished with a wall mounted radiator:

### BATHROOM 5'5 x 5'6 (1.65m x 1.68m)



A fully tiled house bathroom with uPVC opaque window to the rear elevation. Comprises of a three piece bathroom suite in white with chrome effect fittings, consisting of:- panelled bath with shower attachment over bath, hand wash pedestal basin and low level flush w/c. Finished with vinyl flooring:

### EXTERNALLY



The property occupies this delightful elevated position with on-ward views, steps rise to the front garden set within walled and hedged boundaries, to the side aspect a pathway leads to the rear garden. To the rear is an attractive tiered garden with a flagged patio area, raised steps leading up to the sectioned tiered gardens. On street parking to the front:

### ABOUT THE VIEWINGS

New Virtual Viewings are attached to the listing on our website please click the links:

Please contact us at your earliest convenience to arrange a face to face viewing appointment:

Tel-01484 644555

Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

### Tenure

This property is Freehold - TBC by the Vendor and Solicitors.

Garden On Lease To The Council g

### Council Tax Bands

The council Tax Banding is "B"

Approx amount per month is £102.00

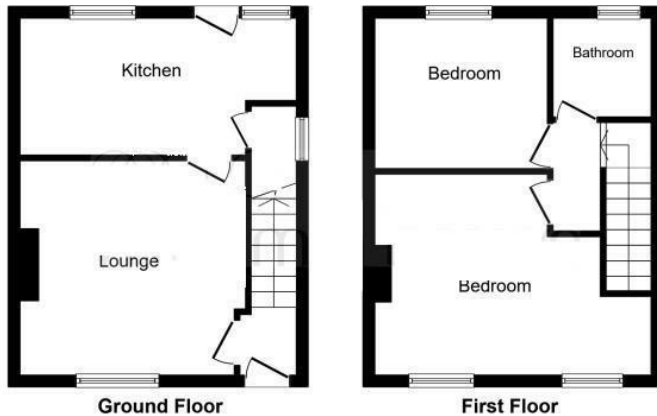
### **BOUNDARIES AND OWNERSHIPS**

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.

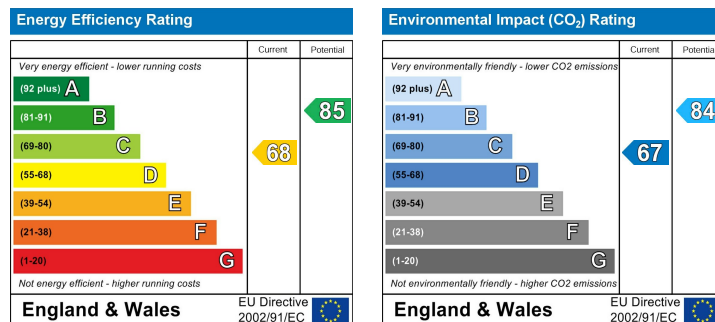
### **Other Photos**

A selection of

## Floor Plan



## Energy Efficiency Graph



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### 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. 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.