

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



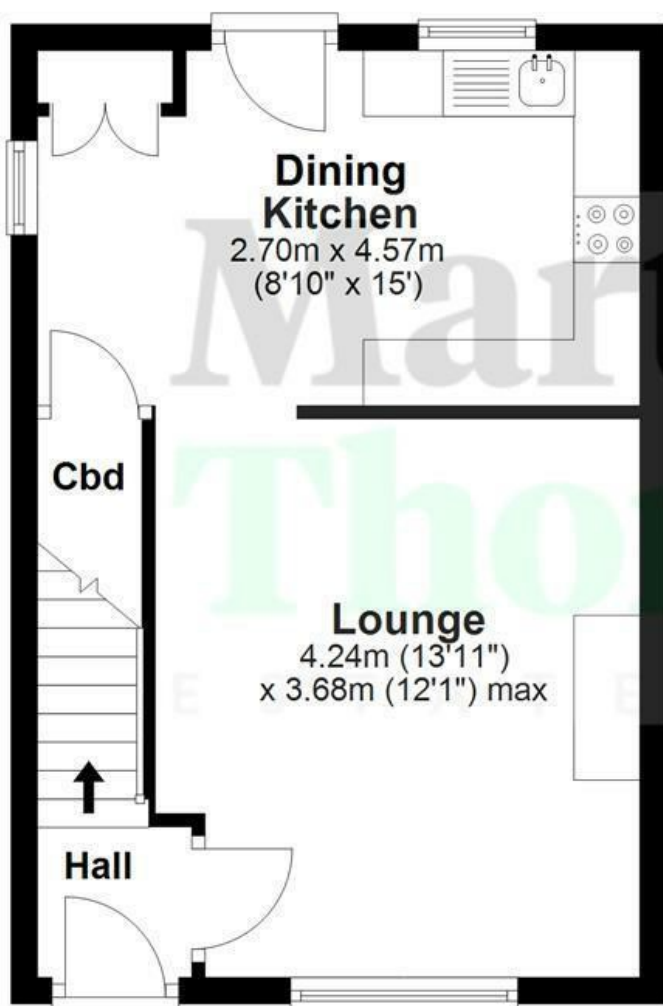
## Hall Cross Road, Lower houses Huddersfield,

**Offers over £130,000**

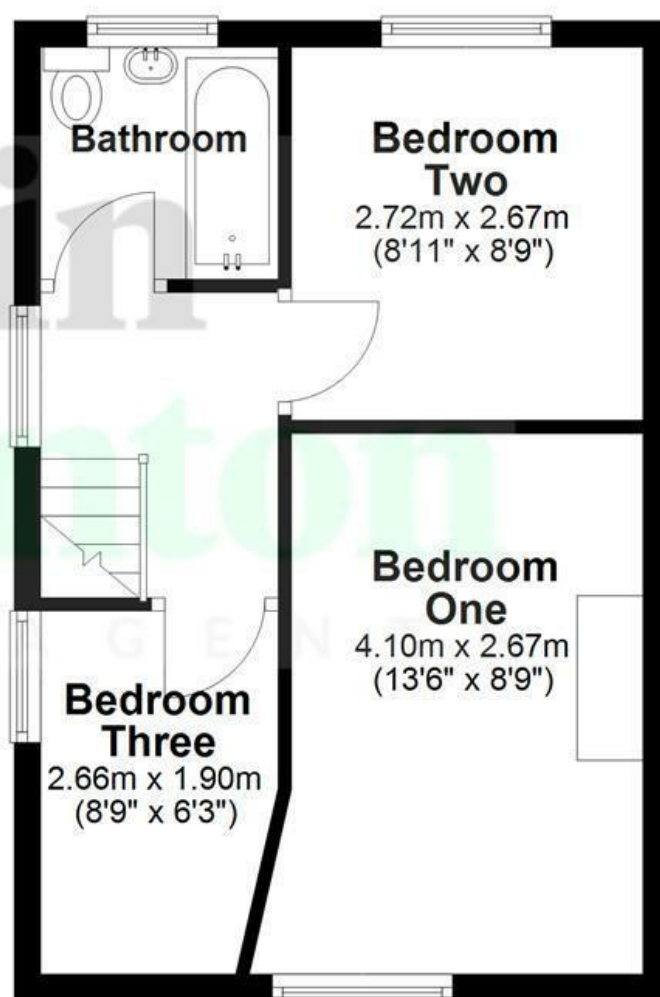
This three-bedroom stone end-of-terraced property is positioned in a block of four. It has a good-sized dining kitchen and a contemporary bathroom. The property may suit a family or first time buyer and is conveniently placed for local amenities. The accommodation comprises an entrance lobby, living room and dining kitchen with some integrated appliances. On the first floor is the stylish house bathroom and three bedrooms. The property has a gas-fired central heating system and predominantly uPVC double-glazing. Externally, there are gardens to the front and rear.



## Ground Floor



## First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Hall Cross Road, Lower houses Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with a decorative opaque glazed panel gives access to the entrance lobby. This has oak style laminate floor, a staircase rising to the first floor and a radiator. A decorative internal door with glazed panels opens into the living room.

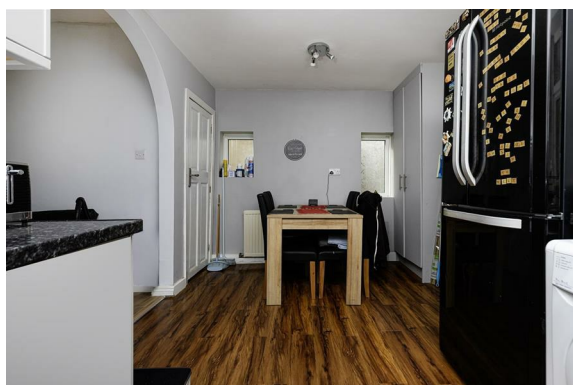
### Living Room

This good-sized reception room is positioned at the front of the property and has oak effect laminate flooring. There is a uPVC window overlooking the garden. The focal point of the room is a decorative stove standing upon a hearth. The room has plenty of space for furniture and a radiator. A wide archway leads through to the dining kitchen.



### Dining Kitchen

This room is positioned at the rear and runs the full width of the property. The kitchen area has an array of units to high and low levels, worktops with brick style splashbacks and a one-and-a-half bowl sink unit. Integrated appliances comprise a ceramic hob with an electric fan oven beneath and canopy style filter hood above. There is space for freestanding appliances, such as a fridge and freezer and plumbing for an automatic washer. The dining area has space for a formal dining table and a useful under stairs storage area, housing the Ideal boiler for the central heating system. The kitchen and dining areas have radiators and uPVC windows, and an external uPVC door leads out to the garden.



### First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing, which has a side uPVC window.

# Hall Cross Road, Lower houses Huddersfield,

## Details



### Bedroom One

This large double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a uPVC window and a radiator.



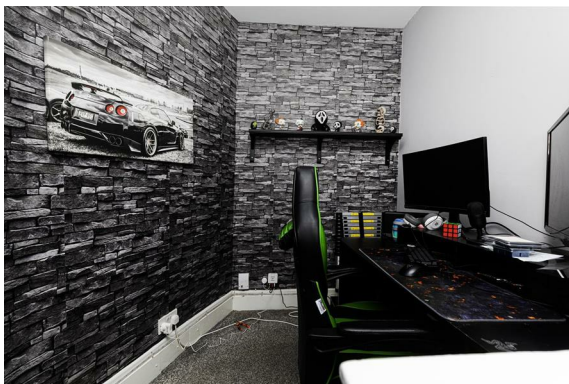
### Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for furniture. It has a uPVC window and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and has a side uPVC window and a radiator.



# Hall Cross Road, Lower houses Huddersfield,

## Details



### House Bathroom

The stylish house bathroom has been updated in more recent times. The white three piece-suite comprises a bath with curved shower screen and a wall-mounted shower fitting, a hand basin with storage below and a low-level WC. There is tiling to the walls, vinyl flooring, an extractor fan and a chrome ladder style radiator. To the rear elevation, there is an opaque uPVC window.



### External Details

In front of the property, there is perimeter fencing and a predominantly gravelled garden. A pathway continues around property to the rear garden. At the far end, there is a dry stone wall, with fencing on either side, a useful shed and a level garden area.



### Tenure

The vendor informs us that this property is Freehold.

# Hall Cross Road, Lower houses Huddersfield,

Directions

