



# Snow Gate™

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**197 Cross Lane**

Primrose Hill, Huddersfield, HD4 6DN

A larger than expected two double bedroom end home with open aspect views to the front plus garden and woodland views to the rear. The property briefly comprises entrance lobby, lounge, large breakfast kitchen with integral appliances and an under stairs utility cupboard. To the first floor are two double bedrooms and a newly fitted bathroom. Convenient for town and countryside alike.

NO VENDOR CHAIN.

**£135,000**

# 197 Cross Lane

Primrose Hill, Huddersfield, HD4 6DN



- END TERRACE TWO BEDROOM PROPERTY
- HUGE MASTER BEDROOM WITH FAR REACHING VIEWS
- LARGE PLOT WITH GARDEN TO FRONT, REAR AND SIDE
- POPULAR LOCATION A SHORT WALK FROM TOWN CENTRE
- BREAKFAST KITCHEN WITH UNDER STAIRS UTILITY
- GAS CENTRAL HEATING AND DOUBLE GLAZING

## Entrance

## Lounge

13'4" x 12'4" (4.06m x 3.76m)

## Breakfast Kitchen

13'3" x 8'3" (4.04m x 2.51m)

## Under Stairs Utility

## First Floor Landing

## Bedroom 1

14'0" x 12'0" (4.27m x 3.66m)

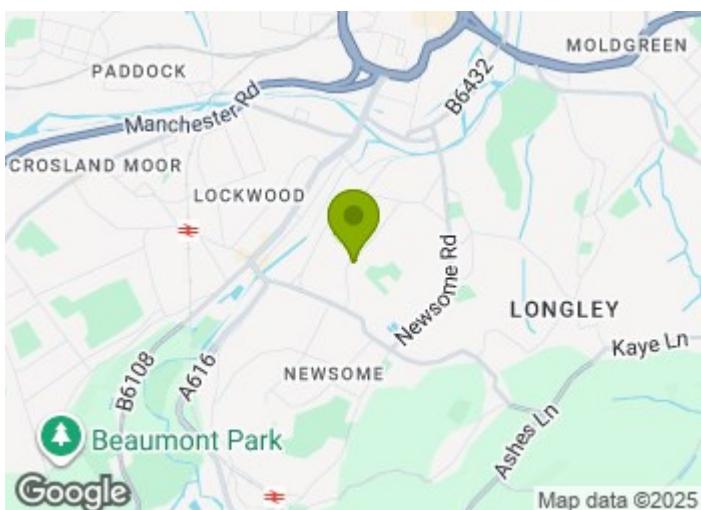
## Bathroom

5'9" x 5'5" (1.75m x 1.65m)

## Bedroom 2

10'0" x 8'9" (3.05m x 2.67m)

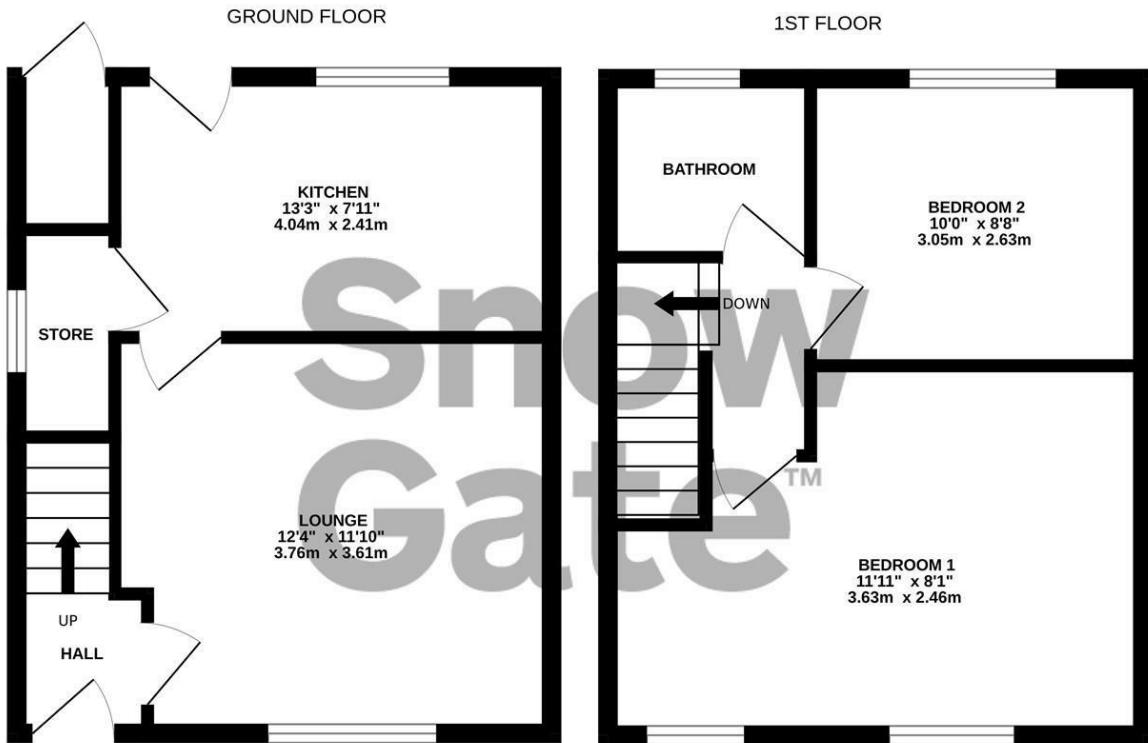
## Garden



## Directions



## Floor Plan



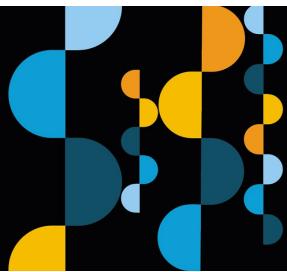
TOTAL FLOOR AREA: 637sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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