



## 18 Cross Lane

Stocksmoor, Huddersfield, HD4 6XH

A truly rare opportunity to purchase this vacant two/three bedroom dormer type bungalow which requires modernisation and offers potential for development/extension. The central village location is a short walk from the train station with links to Sheffield and Huddersfield and there is plenty of off road parking and a large level plot. This pretty property briefly comprises entrance lobby, kitchen, pantry, lounge, family room/bedroom 3, dining room and front porch. Ground floor WC, integral garage and utility area. To the first floor are two bedrooms and a modern bathroom. Integral garage, gated off road parking and level garden. Outbuildings. No vendor chain.

Offers Over £350,000



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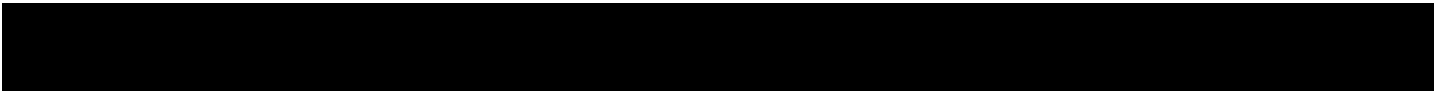


- TWO/THREE BEDROOM DETACHED DORMER TYPE BUNGALOW
- FABULOUS CENTRAL VILLAGE LOCATION A SHORT WALK FROM THE TRAIN STATION
- PLENTY OF POTENTIAL FOR IMPROVEMENT/DEVELOPMENT/EXTENSION
- FLEXIBLE LIVING ACCOMMODATION WITH TWO/THREE LARGE RECEPTION ROOMS
- LARGE LEVEL PLOT WITH PLENTY OF OFF ROAD PARKING AND INTEGRAL GARAGE
- AVAILABLE WITH NO VENDOR CHAIN

Entrance	First Floor	Outbuildings
<b>Kitchen</b> 8'10" x 8'1" (2.69m x 2.46m)	<b>Bedroom 1</b> 14'0" x 9'7" (4.27m x 2.92m)	
<b>Pantry</b> 8'4" x 4'8" (2.54m x 1.42m)	<b>Bedroom 2</b> 12'4" x 8'2" (3.76m x 2.49m)	
<b>Lounge</b> 15'8" x 13'11" (4.78m x 4.24m)	<b>Family Bathroom</b> 13'10" x 5'7" (4.22m x 1.70m)	
<b>Dining Room</b> 12'0" x 12'0" (3.66m x 3.66m )	<b>Garage, Utility Area and WC</b> 19'0" x 17'1" (5.79m x 5.21m)	
<b>Family Room</b> 12'0" x 12'0" (3.66m x 3.66m)	<b>Parking</b>	
	<b>Garden</b>	

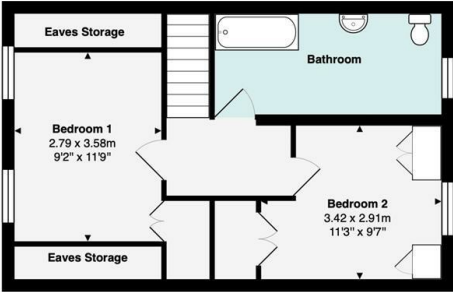


**Directions**  
Located halfway along Cross Lane in the centre of Stocksmoor village.





Floor Plan



Cross Lane, Stocksmoor, Huddersfield, HD4 6XH

Total Area: 133.8 m² ... 1441 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

