Peter David Properties Ltd

Residential Sales and Lettings

# 196 Cross Lane

Primrose Hill, Huddersfield, HD4 6DX

**Offers in the region of £129,950**

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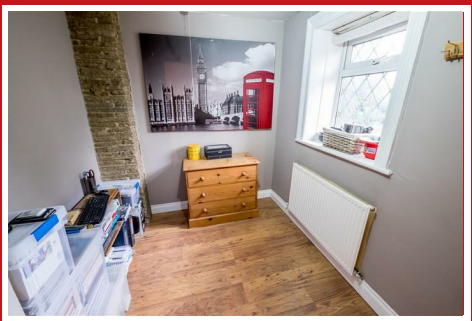


### Living Room

Enter the property via a PVCu door into this characterful living room with an inglenook fireplace taking pride of place (no fire). PVCu leaded window to front aspect. Three stairs lead you down to the kitchen diner and further stairs rise to the first floor accommodation.

### Kitchen /Diner

To the rear of the property there is a brand new extension which truly is the hub of the house. A brand new Shaker style kitchen with matching wall and base units, laminate worksurfaces and vinyl flooring. Integrated appliances comprise of: an electric oven, an electric hob with stainless steel splashback, an extractor fan and a dishwasher. Also benefiting from a stainless steel sink and drainer and providing ample space for a dining table. There is one free standing space for an appliance and access to a utility housing the washing machine. Allowing plenty of natural light through a PVCu window to the rear, velux window and patio doors leading to the rear garden.

### Landing

A new carpeted stairs and landing with feature stone wall. Providing access to both bedrooms and house bathroom.

### Bedroom One

A double bedroom with feature stone inglenook fireplace (no fire) and laminate flooring. PVCu leaded window to front elevation.

### Bedroom Two

A single bedroom to the rear of the property. Laminate flooring and a large storage cupboard providing plenty of extra storage space. PVCu leaded window overlooking the rear garden.

### House Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of: WC, wash basin and bath with overhead shower and glass screen. Featuring a stone wall and benefiting from a mirror and chrome towel rail. PVCu privacy window to front aspect.

### Exterior

A private and enclosed rear garden with a lawn and patio area. To the front is a decorative gravelled area and shrubs.

### Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any

built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

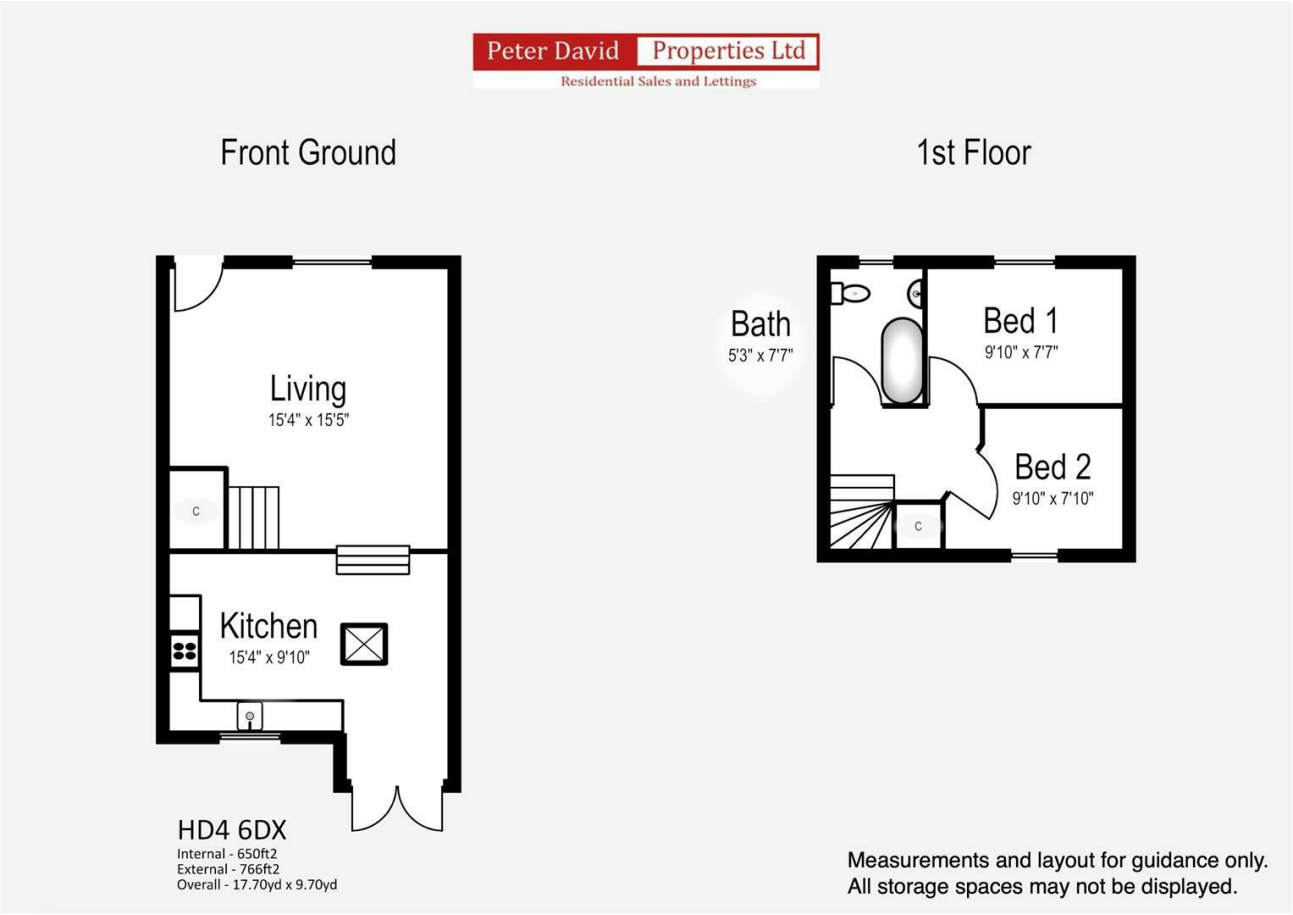
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Road Map

## Hybrid Map

## Terrain Map

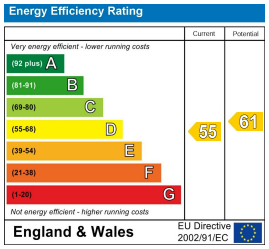
## Floor Plan

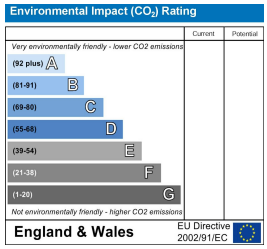



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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