



11 Cross Lane, Stocksmoor, Huddersfield, HD4 6XH
Offers Over £800,000

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This superb detached property has been altered and extended by the current owners, offering the perfect blend of modern living and comfort, ideal for a growing family. Being set back from the roadside as you enter through the electric double gates, you are greeted by an extensive driveway providing off road parking for multiple vehicles plus space for a motor home if required together with a double garage. The heart of the home is undoubtedly the large open plan kitchen diner with feature island unit, integrated appliances and granite worktops. The quality herringbone flooring adds a touch of elegance and the family room with media wall makes this space perfect for both entertaining and everyday family life.

The separate lounge has a feature wood burning stove and there is a beautiful garden room, with its bi-fold doors, seamlessly connecting indoor and outdoor living, allowing you to enjoy the private garden throughout the year. The master bedroom benefits from a large en-suite and there are 3 further spacious bedrooms. Additionally, there is a ground floor WC, utility room and study, enhancing the practicality of this well-designed home.

Handily positioned for the train station making commuting to Huddersfield town centre and Sheffield city centre possible, along with well renowned schools.





GROUND FLOOR:

Enter the property through a solid wood external door with side glazed panel into:-

Entrance Hall

The hallway has a fully tiled floor, central heating radiator and a staircase with oak and glass balustrade, together with an understairs storage cupboard.

Cloakroom/WC

Furnished with a low flush WC and wash basin. There is also a tiled floor, part tiled walls, central heating radiator and a uPVC double glazed window.

Lounge

19'11" x 12'4" (6.07m x 3.76m)

This generous family lounge has a feature wood burning stove, wall light points, modern central heating radiator and a uPVC double glazed window with fitted shutters. Twin glazed doors lead into the family room.

Family Room

15'3" x 11'3" (4.65m x 3.43m)

This superb entertaining space enjoys lots of natural light and is open plan from the dining kitchen. There is a media wall, a central heating radiator, two large Velux windows and additional uPVC double glazed windows.

Open Plan Dining Kitchen

21'7" x 20'9" max (6.58m x 6.32m max)

The open plan dining kitchen has quality herringbone flooring which flows through into the family room. There is an extensive range of oak shaker style wall and base units with granite work surfaces over, large central island unit with built-in storage and a wine rack. Integrated appliances include fridge, two freezers, microwave and dishwasher. There is space for a range cooker with Rangemaster extractor hood over and stainless steel splash back, space for an American style fridge freezer, pull out larder and integrated bin storage. There are also two central heating radiators, two Velux windows and two uPVC double glazed windows.





Utility Room

6'2" x 6'2" (1.88m x 1.88m)

Having fitted storage with work surface and sink and additional sink. There is space for a washing machine and dryer and a central heating radiator.

Garden Room

20'10" max x 12'4" average (6.35m max x 3.76m average)

Another lovely addition to the property which is accessed off the kitchen via glazed twin oak doors. It has under floor heating to the tiled floor, vaulted ceiling, bi-fold doors to the garden and an additional uPVC double glazed window.

Study

9'11" x 6'10" (3.02m x 2.08m)

Having oak flooring with under floor heating and a uPVC double glazed window. The study has an internal access door into the garage.

FIRST FLOOR:

Landing

The landing has a feature arched uPVC double glazed window, a central heating radiator, oak doors giving access to the bedrooms and bathroom and access to the loft via a pull down ladder. We are informed the loft is boarded out for additional storage.

Master Bedroom

11'6" x 11'4" (3.51m x 3.45m)

Having fitted floor to ceiling wardrobes, vertical wall mounted radiator and a uPVC double glazed window with modern fitted shutter.

En suite Shower Room

This spacious en-suite has tiling to the walls and floor and suite comprising large walk in shower with overhead rainfall shower head and separate hand shower, wc, vanity sink with storage beneath, ladder style towel radiator and uPVC double glazed window.

Bedroom 2

12'5" x 8'7" (3.78m x 2.62m)

Being situated to the front and having a central heating radiator and a uPVC double glazed window with modern fitted shutter.

Bedroom 3

8'3" x 19'1" max (2.51m x 5.82m max)

Having a central heating radiator and a uPVC double glazed window with modern fitted shutter.

Bedroom 4

15'10" x 11'6" max (4.83m x 3.51m max)

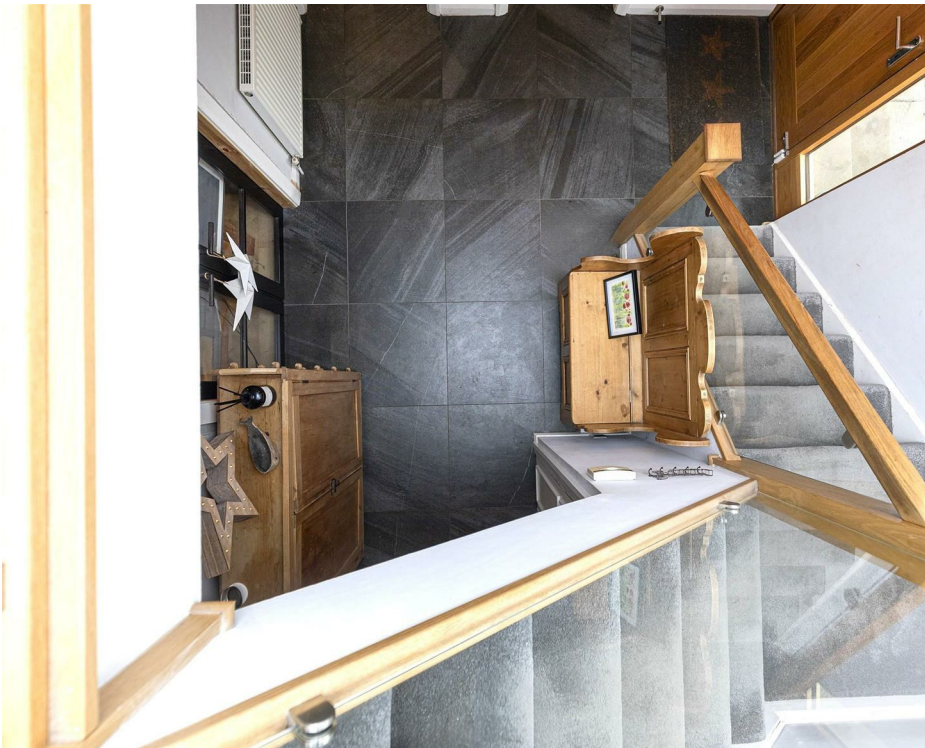
This 'L' shaped room has two central heating radiators and two uPVC double glazed windows with modern fitted shutters.

Bathroom

The family bathroom has tiling to the walls and floor and a quality suite comprising corner shower with overhead rainfall shower head and separate hand shower, wc, bath with free standing water fall mixer tap, vanity sink with drawers beneath, ladder style towel radiator and a uPVC double glazed window.

OUTSIDE:

The property is set back from the roadside and accessed via electric double gates which lead onto a large tarmac driveway. The driveway provides



ample off road parking for multiple vehicles. There is a further section with concrete hard standing which provides additional parking for 2/3 vehicles plus a motor home if required. There is an EV charging point, external water tap and Indian stone flagged pathway. Gated paths lead down both sides of the property to the rear garden. The rear garden provides a good degree of privacy has an Indian flagged patio, lawn and raised beds with hedging on the perimeter. A canopied seating area provides space for alfresco dining. The double garage measures 17'10 x 18'2 and has an electric door, internal power and lighting, utility space to the rear with additional sink. The garage houses the central heating boiler and there is a rear window.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. On reaching the traffic lights in Waterloo stay in the right hand lane and continue on the A629 which then becomes Penistone Road. Pass through the villages of Highburton and Kirkburton, taking a right hand fork into Thunderbridge Lane and continue on to Birks Lane, taking

the left fork onto Station Road. Turn right into Cross Lane.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.





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Floor 0

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Floor 1



Approximate total area⁽¹⁾

207.6 m²
2236 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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

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