



45 North Cross Road, Cowcliffe, Huddersfield, HD2 2NP
£375,000

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Dating back to the 1950's, having had only 2 owners, is this much loved, 3 bedroom detached home.

Enhanced by it's south facing garden, the property enjoys natural light throughout via double glazed windows and bi fold doors in the sun room, which open up to the private rear garden. Ideally located in the popular area of Cowcliffe, having access to a range of local amenities, schools and commuter links towards Huddersfield town centre and Brighouse, this home is in a great spot for first time buyers or family buyers looking to further personalise and make their own.

Benefitting from a loft conversion, which provides an additional bedroom, plus occasional room both allowing far reaching views and a fitted shower room. The current owners have strategically placed the Velux windows to give further potential to create a landing and bedroom with en suite (subject to any necessary building regulations).

Boasting beautifully lawned gardens to both the front and rear, a side driveway which provides off road parking and detached single garage.

Property briefly comprises of: entrance hall, kitchen, lounge, dining room/bedroom, sun room, master bedroom and house bathroom. To the first floor there is a further bedroom, landing area/occasional room and shower room.

Energy Rating: D





GROUND FLOOR:

Enter the property through a side external door into:-

Kitchen

13'3" x 7'9" (4.04m x 2.36m)

Comprising a range of shaker style wall, drawer and base units, granite effect work surfaces, matching splashbacks and a 1.5 bowl stainless steel sink with drainer and mixer tap. Integral appliances include an electric double oven, 4 ring induction hob, overhead extractor hood, slim line dishwasher, washing machine and an under counter fridge and freezer. There are dual aspect uPVC double glazed windows, under-floor heating and a door which leads out to the side of the property.

Lounge

12'1" x 11'10" (3.68m x 3.61m)

Positioned to the front of the property, this room benefits from a uPVC double glazed bay window to the front elevation, central heating radiator and a log effect gas fireplace.

Sun Room

14'8" x 10'6" max (4.47m x 3.20m max)

The main focal point of the room is the gas stove which is set into a tiled surround. There is also a uPVC double glazed window to the side elevation, central heating radiator and bi-folding doors which lead out to the garden.

Bedroom 1

12'0" x 11'11" (3.66m x 3.63m)

With a uPVC double glazed bay window to the front elevation, central heating radiator and built-in wardrobes which provide hanging and shelving space, together with recessed spotlights.

Dining Room/Bedroom 3

8'2" x 11'11" (2.49m x 3.63m)

With a uPVC double glazed window to the side elevation and a central heating radiator.





Bathroom

Furnished with a 3 piece suite comprising of a concealed cistern WC, vanity sink unit with cupboard beneath and a panelled bath with overhead shower and glass shower screen. There are fully tiled walls, fully tiled floor with under-floor heating, a uPVC double glazed window to the side elevation and a central heating radiator.

Entrance Hall

Accessed via a uPVC double glazed external door to the front elevation. The entrance hall has a central heating radiator and a pine staircase which rises to the first floor.

FIRST FLOOR:

Open Landing/Bedroom 4

11'11" x 9'6" min / 18'1" max (3.63m x 2.90m min / 5.51m max)

With restricted head height to the sides of the room. This space is currently used as an additional lounge and provides an ideal study or storage area. With dual Velux roof windows, a central heating radiator and eaves storage space. This room also has the potential to be partitioned off to create a separate bedroom.

Bedroom 2

11'11" x 10'2" min / 18'1" max (3.63m x 3.10m min / 5.51m max)

With a uPVC double glazed window to the side elevation, exposed ceiling beams, a central heating radiator and built-in wardrobes which provide shelving and hanging space. note restricted head height.

Shower Room

Furnished with a 3 piece suite comprising of a concealed cistern WC, vanity sink unit incorporating cupboards beneath and a double shower cubicle with chrome shower head. There is also a heated towel rail, fully tiled floor with under-floor heating, shaver point and extractor fan.



OUTSIDE:

To the front of the property a tarmacadam driveway leads down the side of the property to the garage, as well as an adjacent manicured front garden which comprises lawn and mature shrub borders. To the rear, bi-fold doors from the sun room give access to an Indian stone raised patio seating area, which in turn gives access to a well manicured lawned garden which is framed with mature shrubs and with a low maintenance pebbled area with circular patio. There is also a storage outbuilding with decking behind.

Garage

15'9" x 7'9" (4.80m x 2.36m)

Currently used as a home gym, the garage benefits from an up and over, electric remote controlled door. There is power, a uPVC double glazed window to the side elevation with integral blind and a personal door leading out to the rear of the property.

Outbuilding

7'9" x 8'4" (2.36m x 2.54m)

With a uPVC double glazed window and power.

PLEASE NOTE:

There is restricted head height into the first floor eaves.

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 St Johns Road continuing straight ahead at the traffic lights onto Wheathouse Road. Proceed along this road until its conclusion taking a right hand turning onto Halifax Old Road. Take a left hand turning onto Cowcliffe Hill Road continue along this road taking a left



hand turning onto North Cross Road and the property will shortly be found on the left hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

D

MORTGAGES:

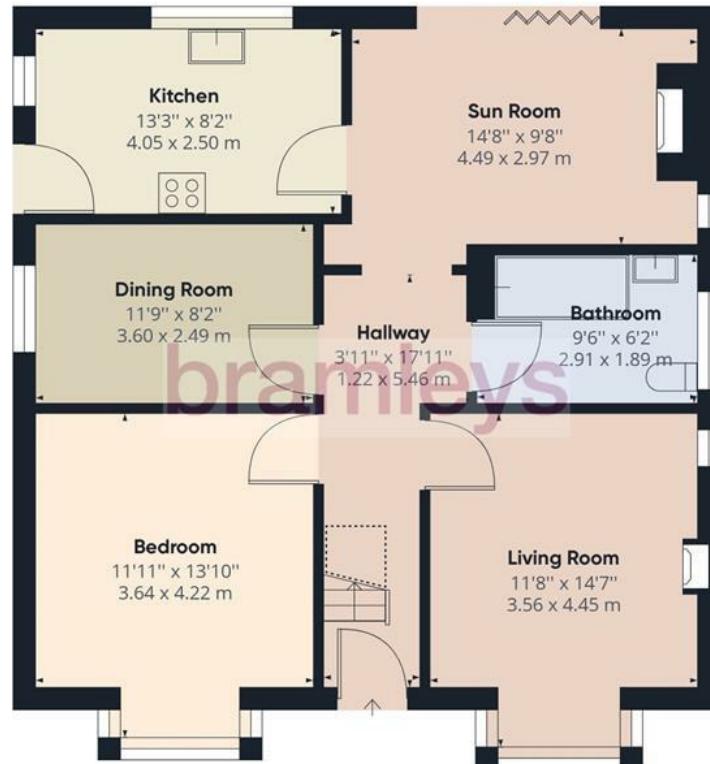
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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:

1. 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.

2. 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		81
(69-80)	C		
(55-68)	D		68
(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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