



Applegate  
Properties



- End Terrace
- Three bedrooms
- Gardens and parking
- Popular residential area

**Cross Green Road, Dalton, Huddersfield, HD5 9XX**

**Offers in the region of: £150,000**

A spacious three bed end terrace with gardens and parking to rear, requiring updating and located close to local amenities and schooling.





## PROPERTY DESCRIPTION

Occupying a generous plot is this good sized three bedroom end terrace property. While requiring some updating, the property offers excellent potential to modernise as required and is ideally placed close to varied shops, amenities and schooling nearby. Having gas central heating and double glazing the accommodation comprises: Hallway with useful understairs store, Living room with feature fireplace, Dining room and separate fitted Kitchen. To the First Floor a landing with loft access, three bedrooms (two double) and Bathroom furnished with three piece white suite including over bath shower. Externally the property has garden areas to the front and rear with gated front access and further gated parking access via a shared rear lane.

EPC: D

Tenure: Leasehold (999 years from 1926)

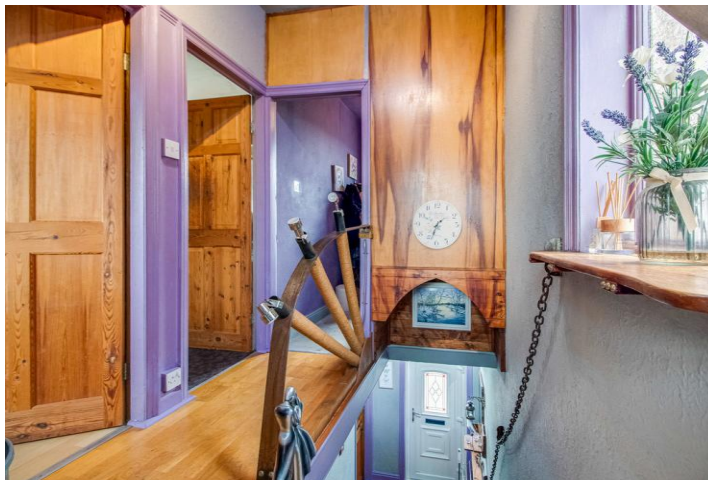
Ground Rent: £2.14

Council Tax: B

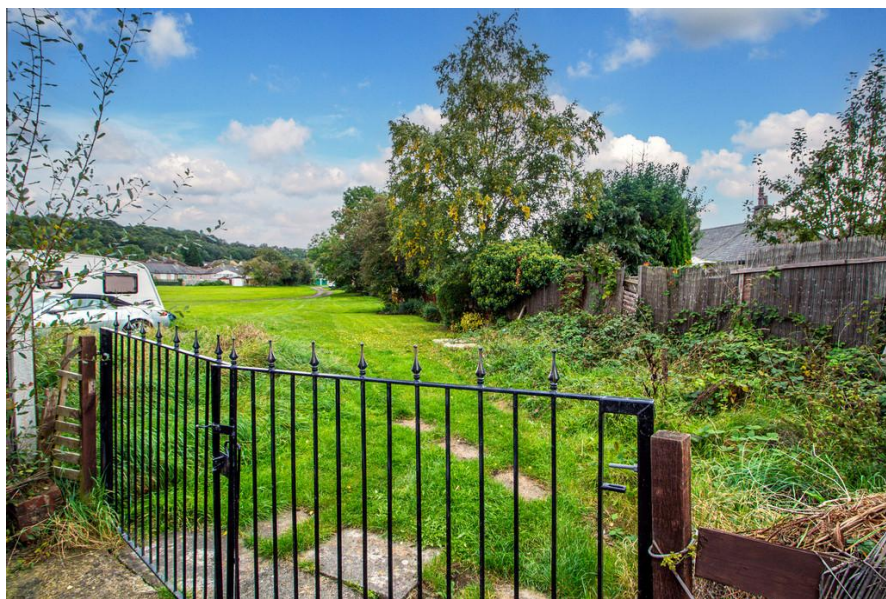
Agents Note: the property is currently tenanted on a Statutory Periodic Tenancy requiring 2 months notice which will be given upon a sale being agreed to a proceedable, qualified buyer, enabling vacant possession prior to completion.

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

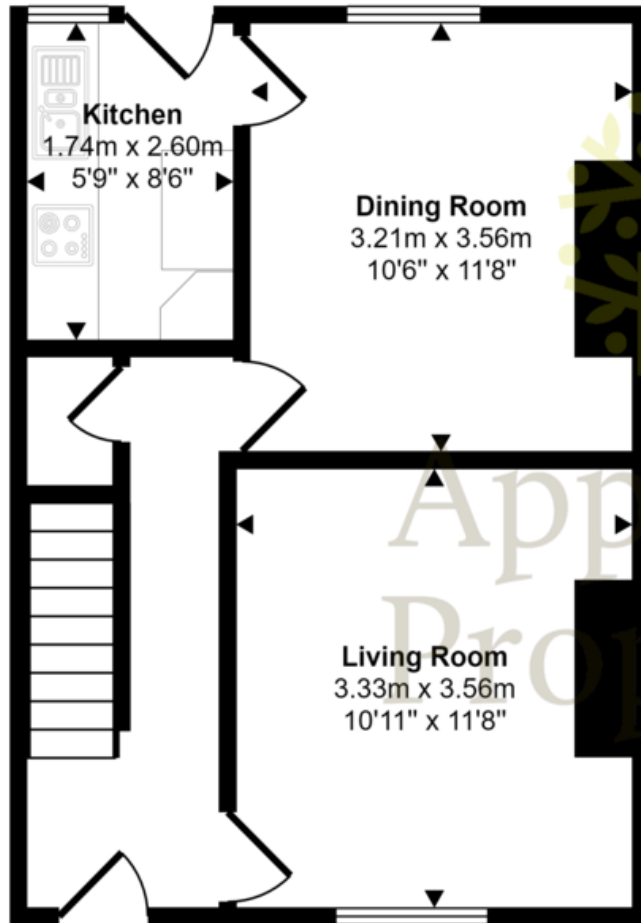






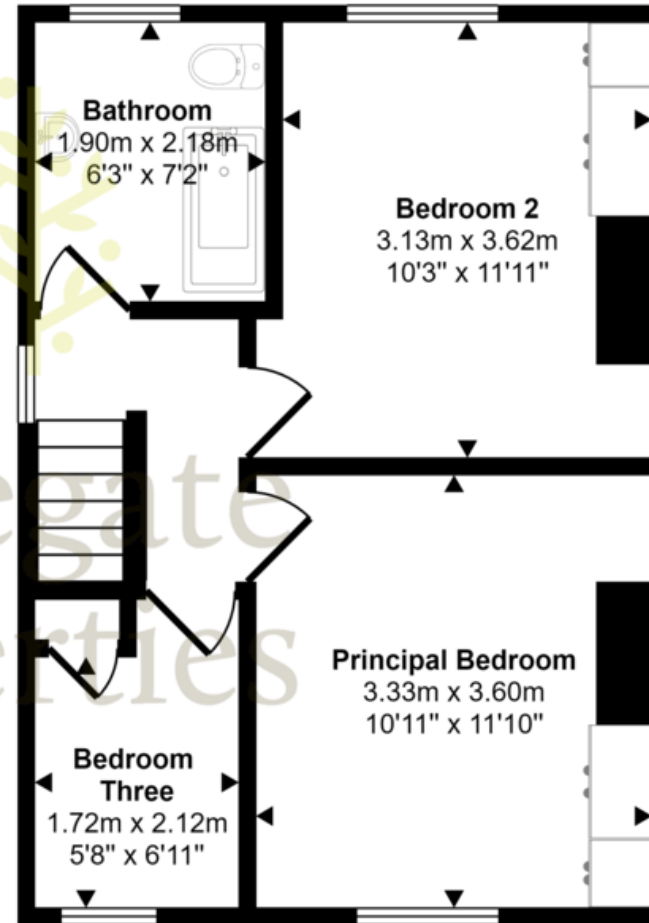


Approx Gross Internal Area  
75 sq m / 809 sq ft



Ground Floor

Approx 37 sq m / 401 sq ft



First Floor

Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Awaiting EPC

## Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

## Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

## Measurements

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## Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

## Copyright

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## Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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