



Applegate  
Properties



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- Semi detached bungalow
- First floor attic room
- Large corner plot
- Delightful gardens

**Cross Green Drive, Huddersfield, HD5 9XY**

**Offers in the region of: £175,000**

A spacious one bed plus attic room semi detached bungalow in large corner plot with driveway parking at head of cul-de-sac and close to amenities and schools.





## PROPERTY DESCRIPTION

Occupying a large corner plot at the head of a pleasant residential cul-de-sac is this semi detached chalet bungalow. Affording spacious and versatile accommodation which includes a double bedroom and further spacious attic room with eaves storage the property is well placed for shops, schools and nearby amenities.

Having gas central heating the property offers a blank canvas and may be of interest to a host of potential buyers including the first time buyer, young family or down-sizer.

In brief the accommodation comprises: side Entrance Hall, Living Room with feature fireplace and picture window to front, Breakfast Kitchen fitted with a range of white units, breakfast bar and integrated oven and hob, ground floor double bedroom, Bathroom furnished with three piece white suite and over bath shower and stairs to First Floor Attic Room with gable end window and useful eaves storage.

Externally, the property occupies a most generous corner plot having neat garden area to front with driveway parking, further extensive lawned gardens to side and rear with well stocked borders and additional paved and gravelled patio garden with pleasant seating area. No vendor chain.

EPC: D

Tenure: Freehold

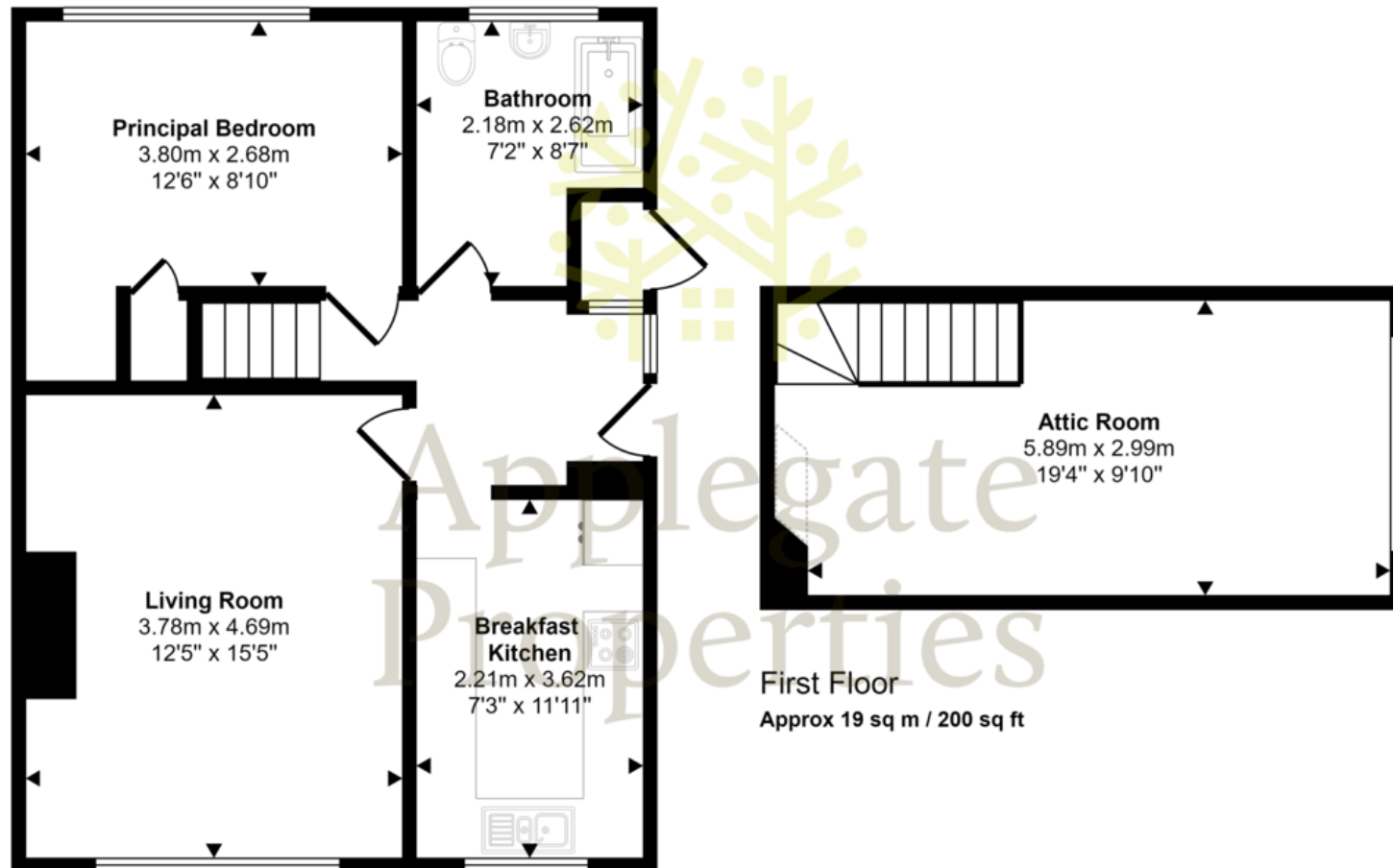
Council Tax: B

**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  
70 sq m / 755 sq ft



Ground Floor  
Approx 52 sq m / 554 sq ft

☐ Denotes head height below 1.5m

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

#### 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.

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#### Measurements

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.

#### 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.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED