

# bramleys



Plot 9  
Cross Green Road  
Waterloo  
HD5 9XX



Price: £200,000

*Professionalism with Independence*



*Situated on this select development of only 10 properties is this superb 3 bedroom mid townhouse, constructed by the locally renowned Worth Homes (Yorkshire) Ltd and finished to exacting standards. The property provides a well proportioned living room with magnificent full height glazed bay window and French doors out to the rear garden, together with a range of high quality fixtures and fittings including kitchen with integrated appliances, en suite facilities and dressing room to the master bedroom, gas fired central heating and uPVC double glazing.*

*Located approximately 2 miles from Huddersfield town centre, the property has readily available access to main bus routes and the local Morrisons supermarket. The property would make an ideal purchase for those with a young and growing family, or alternatively the first time buyer alike.*

The accommodation briefly comprises:-

#### **GROUND FLOOR:**

An entrance door with double glazed panels gives access into the:-

##### **Entrance Hall**

Having a central heating radiator, alarm control panel and an access door into the:-

##### **Cloakroom/WC**

Having a low flush WC and hand wash basin. There is a central heating radiator.

##### **Lounge**

4.55m x 5.24m max. / 3.912m min. (14'11" x 17'2" max. / 12'10")

A most spacious family lounge with large double glazed full height bay window to the rear, central heating radiator, TV and BT point and uPVC double glazed French doors leading out to the rear garden. An archway gives access to the dining kitchen.

##### **Dining Kitchen**

3.860m x 2.36m (12'8" x 7'9")

Having a range of matching modern wall and base units with laminated working surface over, a four ring gas hob with overhead extractor fan and light, in-built oven and grill and an integrated fridge freezer. There is also an inset sink unit with mixer taps and side drainer and plumbing for an automatic washing machine.

#### **FIRST FLOOR:**

##### **Landing**

##### **Bedroom 2**

3.548m x 2.450m (11'7" x 8'0")

A second bedroom of double proportions having a central heating radiator and uPVC double glazed window. Being part tiled to the walls and having a chrome style radiator, electric shaver point and uPVC double glazed window.

##### **Bedroom 3**

4.377m x 2.450m (14'4" x 8'0")

Having a central heating radiator and uPVC double glazed window.

##### **Bathroom**

Furnished with a 4 piece suite comprising low flush WC, pedestal wash basin, panelled bath and corner shower cubicle.

#### **SECOND FLOOR:**

##### **Landing**

##### **Master Bedroom Suite**

4.55m x 2.87m (14'11" x 9'5")

Having 2 Velux windows, central heating radiator and a door giving access into:-

##### **Dressing Room**

2.10m x 1.450m (6'10" x 4'9")

Having a door giving access into:-

##### **En suite Shower Room**

Being part tiled to the walls, having a 3 piece suite comprising low flush WC, hand wash basin and corner shower cubicle. there is a chrome ladder style radiator and Velux window.

#### **OUTSIDE:**

To the front of the property there is a double width parking apron with adjacent garden. To the rear there is a generous enclosed lawned garden and flagged patio seating area.

#### **BOUNDARIES AND 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.

#### **VIEWING:**

Contact the agents.



### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. All loans subject to status. A life assurance policy may be required.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

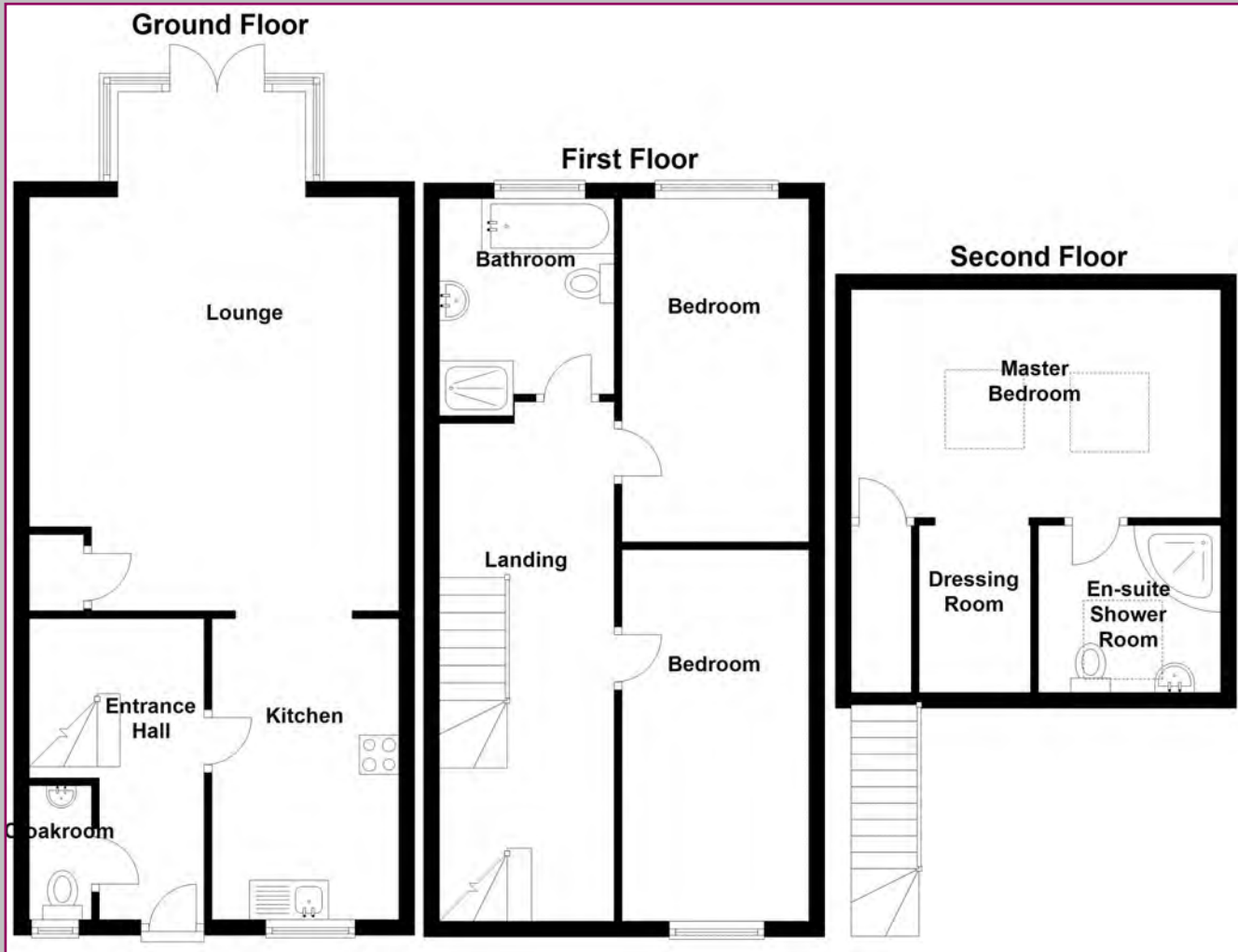
### ON-LINE CONVEYANCING SERVICE:

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.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley and Moldgreen. Proceed along this road until the next set of traffic lights, turn left into Dalton Green Lane, right onto Brooklyn Avenue and then left into Cross Green Road where the development can be found on the right hand side.





**PROPERTY MISDESCRIPTION ACT 1991**

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**



[www.bramleys.com](http://www.bramleys.com)

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