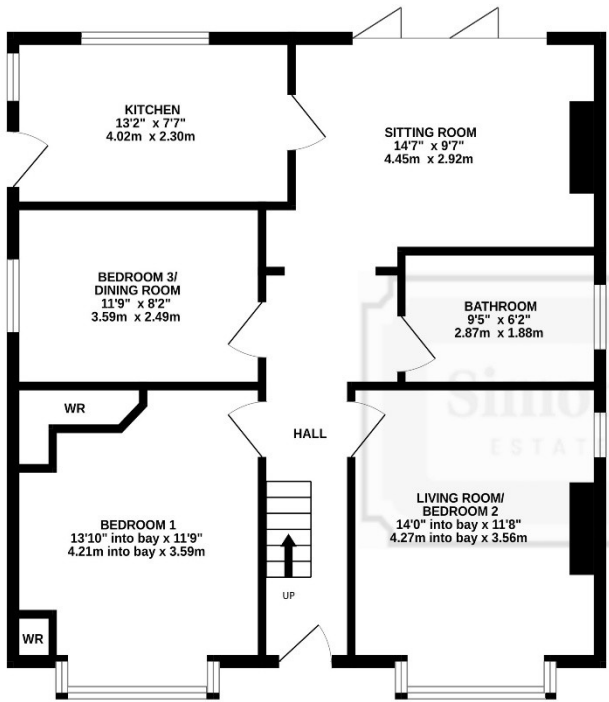


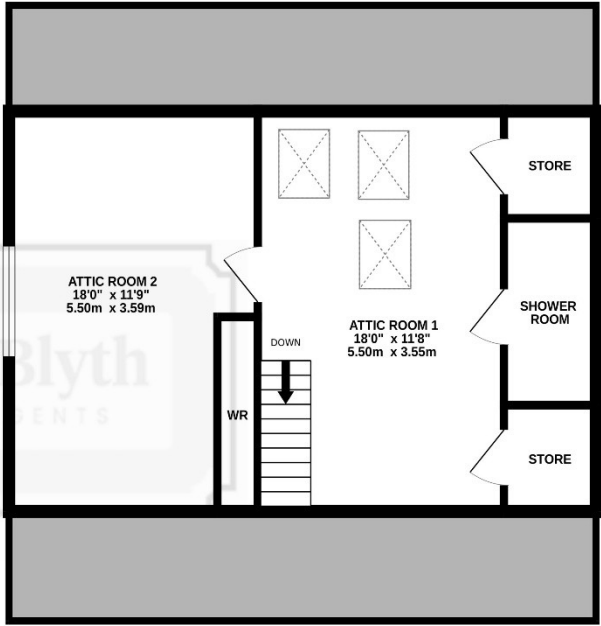


**45 North Cross Road, Cowcliffe, HD2 2NP**

GROUND FLOOR



1ST FLOOR



NORTH CROSS ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

An appealing double fronted detached bungalow offering versatile living space including two large attic rooms one of which has a shower room off.

This comfortable and well-presented home has accommodation served by a gas central heating system uPVC double glazing and briefly comprises to the ground floor, entrance hall, sitting room with bi fold doors opening onto a south facing rear garden with electric awning, fitted kitchen, master bedroom with fitted furniture, bay fronted living room or bedroom 2, dining room or bedroom 3 and bathroom. From the hallway a staircase rises to two large attic rooms (one with a shower room off and the other with a bank of fitted wardrobes).

Externally a driveway to one side leads to a single garage with electric up and over door together with gardens to front and rear. The rear garden is well screened and includes a garden store with power and light.

There are local amenities close by including Asda supermarket, farm shop, local pub, Indian restaurant and just a short drive to Junction 24 of the M62.

Price Offers Around £330,000

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## GROUND FLOOR

### ENTRANCE HALL

With a uPVC frosted and leaded stained-glass door, there are two ceiling light points, central heating radiator and to one side a pine spindled open tread staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



## LIVING ROOM/BEDROOM TWO

Measurements- 14'0" into bay x 11'8"

A Versatile and well-proportioned room which has a walk-in bay with uPVC double glazed windows looking out across the front garden and enjoying far reaching views to one side. In addition there is further natural light from a uPVC double glazed window to the side elevation, there are two wall light points, central heating radiator and a wall mounted flame effect fire.



## SITTING ROOM

Measurements- 14'7" x 9'7"

This is situated to the rear of the property and has three section uPVC double glazed bi-fold doors with integrated blinds and these provide the room with plenty of natural light as well as enjoying a southerly aspect across the garden with further natural light from a uPVC double glazed window to the side elevation. There is a ceiling light point, central heating radiator and housed within the chimney breast there is a coal effect gas stove which rests on a raised tiled hearth. To one side a timber and glazed door opens into the kitchen.



## KITCHEN

*Measurements – 13'2" x 7'7"*

This is situated adjacent to the sitting room and as such enjoys a similar aspect through a uPVC double glazed window across the south facing rear garden. Additional natural light comes from a uPVC double glazed window to the side elevation with adjacent uPVC and frosted double glazed door. There are inset LED downlighters, there is a tiled oak effect floor with underfloor heating and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with matching splashbacks, inset one and a half bowl single drainer sink with an extending monobloc tap, four ring induction hob with stainless steel extractor hood over and stainless steel electric double oven beneath, integrated slim line dishwasher, integrated washing machine, integrated fridge, integrated freezer, wine rack, pelmet downlighters and concealed lighting beneath the wall cupboards.



### DINING ROOM/BEDROOM THREE

Measurements- 11'9" x 8'2"

This is situated to the rear of the kitchen and has a uPVC double glazed window to the side elevation with views across to Emley Moor Mast, there is a ceiling light point, ceiling coving and central heating radiator.



### BEDROOM ONE

Measurements- 13'10" x into bay 11'9"

This has a walk-in bay with uPVC double glazed windows looking out across the front garden and with far reaching views to one side. There is a ceiling light point, ceiling coving, central heating radiator and a range of fitted furniture including floor to ceiling wardrobes, fitted bedhead and bedside tables with pelmet downlighters over and cupboards and drawers.



## BATHROOM

Measurements- 9'5" x 6'2"

With a frosted uPVC double glazed window, inset LED downlighters, pelmet downlighters, floor to ceiling tiled walls, tiled floor with under floor heating, chrome heated towel rail incorporating radiator and fitted with a suite comprising vanity unit incorporating wash basin and low flush w.c with concealed cistern together with a panelled bath with glazed shower screen and chrome shower fitting over.



## FIRST FLOOR

### ATTIC ROOM ONE

*Measurements- 18'0" 11'8"*

This has a pitched beamed ceiling with inset LED downlighters and three Velux double glazed windows which provide plenty of natural light with far reaching southerly views towards Castle Hill. There is a central heating radiator, oak flooring, two storage cupboards one of which houses the gas fired central heating boiler and between the storage cupboards there is a door giving access to a shower room.



## SHOWER ROOM

*Measurements- 8'5" x 4'0"*

With a pitched ceiling with LED downlighters, extractor fan, shaver socket, chrome ladder style heated towel rail, tiled floor with under floor heating and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, tiled splashback and low flush w.c with concealed cistern together with a large shower with sliding glass door and chrome shower fitting.



## ATTIC ROOM TWO

*Measurements- 18'0" x 11'9"*

Another good-sized room which has a uPVC double glazed window to the gable with far reaching views across Huddersfield with Emley Moor Mast to one side. There is a pitched beamed ceiling with inset LED downlighters, oak flooring, central heating radiator and a bank of fitted floor to ceiling wardrobes and cupboards.



## OUTSIDE

### PARKING

To the left-hand side of the property there is a tarmac driveway which provides off-road parking for a number of cars and in turn leads to a detached concrete sectional garage.

### GARAGE

*Measurements- 15'8" x 7'8"*

To the left-hand side of the property there is a tarmac driveway which provides off-road parking for a number of cars and in turn leads to a detached concrete sectional garage.

### GARDENS

To the front there is a lawned garden which is bordered by trees, flowers and shrubs with access down either side of the property to a south facing rear garden which has an Indian stone flagged patio spanning the full width of the property with two steps up to the three section bi-fold doors from the living room which have an electric awning over. There is an outside cold-water tap. From the patio two steps lead down to a shaped lawned garden which is well screened and offers a good degree of privacy this is bordered by a gravelled area with circular flagged patio. To the rear of the garage there is a concrete sectional garden store which is 8'0" x 7'8" this has a door to one side, uPVC double glazed window, power and light. Beyond the garden store there is an area of timber decking.





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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has sealed unit double glazing

Tenure- Freehold

Council tax band – D

Directions- Using satellite navigation enter the postcode HD2 2NP

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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