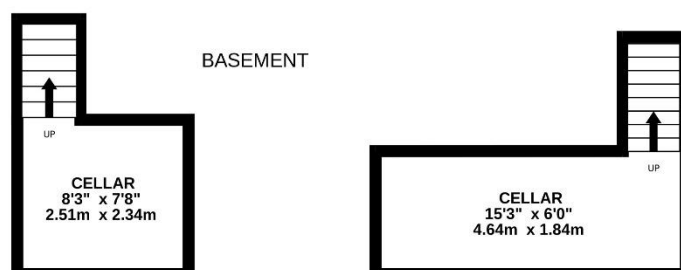
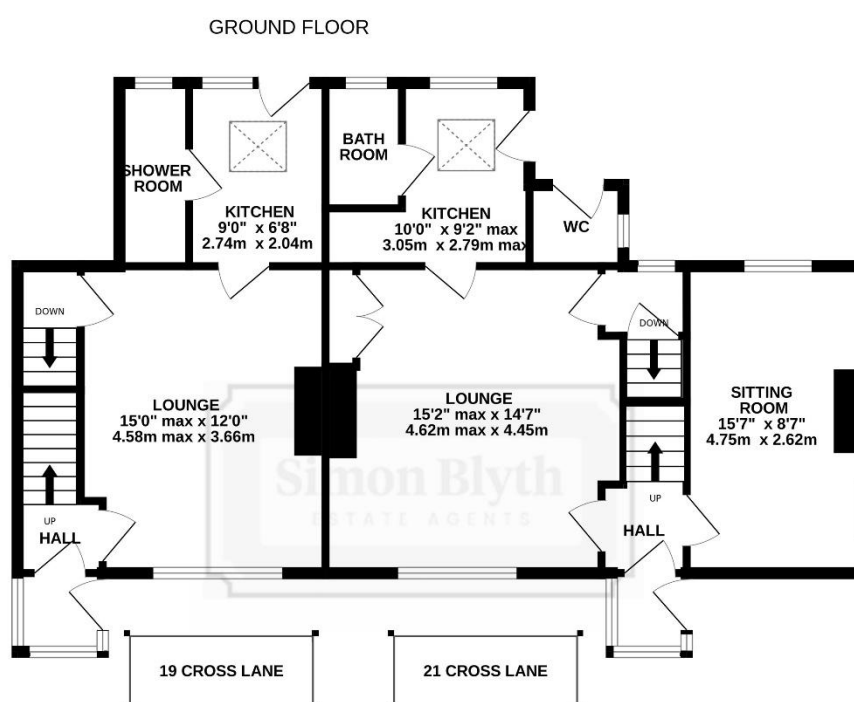
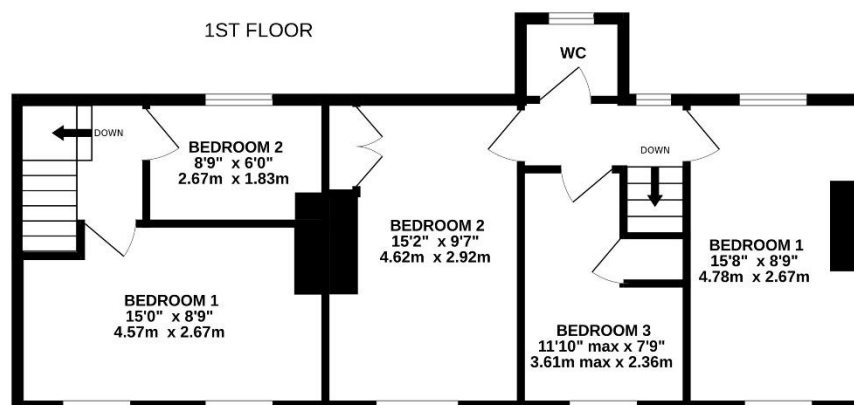




19 – 21 CROSS LANE, STOCKSMOOR, HD4 6XH



CROSS LANE

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PROPERTY DESCRIPTION

*TO BE SOLD BY THE MODERN METHOD OF AUCTION - STARTING BID PRICE £325,000
PLUS RESERVATION FEE - T&C'S APPLY*

A FANTASTIC OPPORTUNITY TO ACQUIRE TWO, GRADE II LISTED COTTAGES SITUATED ON THE SOUGHT-AFTER ADDRESS OF CROSS LANE, STOCKSMOOR. OFFERING FLEXIBLE ACCOMMODATION COMPLIMENTED BY SUPERB GARDENS, IN A GOOD POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND THE LOCAL TRAIN STATION. BUYERS MAY WISH TO INCORPORATE BOTH COTTAGES INTO ONE DWELLING (SUBJECT TO NECESSARY CONSENTS) OR PERHAPS UTILISE THE NEIGHBOURING COTTAGE FOR INVESTMENT PURPOSES.

The accommodation of 21 Cross Lane briefly comprises of porch, entrance, lounge, sitting room/ground floor bedroom, kitchen, and bathroom to the ground floor, with an externally accessed gardeners WC. To the first floor there are three bedrooms and a separate w.c. The accommodation of 19 Cross Lane briefly comprises of porch, entrance, lounge, kitchen and shower room to the ground floor. To the first floor there are two bedrooms. Externally there is a driveway providing off street parking to the front, to the rear is an impressive garden which features flagged patios lawn gardens that meander through well stocked flower tree and shrub beds and a hard standing for a substantial workshop which has lighting and power.

EPC: N/A Council Tax Band: No 21 – A / No 19 - B Tenure: Freehold

Guide Price: £325,000

Number 21

ENTRANCE PORCH

Enter the property through a multi-panel timber and glazed door from the side elevation into the entrance porch. There are banks of single glazed windows at either side and the front elevation. A multi-panel timber and glazed door with obscure glazed inserts then leads into the entrance. The entrance has a carpeted stone staircase with wooden handrail which proceeds to the first floor. There is a ceiling light point and radiator and multi-panel timber and glazed doors with obscure glazed inserts leads to the lounge and sitting room.

SITTING ROOM

Measurements – 15'7" x 8'7"

The sitting room is a light and airy reception room which is most versatile and can be utilised as a formal dining room, home office or playroom. It features dual aspect windows with a double-glazed hardwood window to the side elevation with tiled sill and a double-glazed sash style window to the rear elevation which has fantastic views across the gardens. There are three wall light points, two radiators and the focal point of the room is the decorative inset stone tiled fireplace.



LOUNGE

Measurements – 15'2" max x 14'7"

As the photography suggests, the lounge is a generously proportioned light and airy reception room which features a bank of stone mullioned windows with central sash windows to the front elevation. There are exposed timber beams to the ceiling, an exposed brick chimney breast with electric fire which is set upon a raised stone hearth. The lounge has several wall light points, a central ceiling light point, and additional downlights attached to the timber beams, two radiators, fitted shelving recessed into the alcove, as well as floor to ceiling built-in cupboards to the other side of the chimney breast. Timber and glazed doors with obscure glazed inserts then lead to the kitchen and to the understairs pantry.



UNDERSTAIRS PANTRY

The understairs pantry has a ceiling light point, a window with obscure glass to the rear elevation and tiled sill, fitted shelving and terracotta tiled flooring. A timber door then encloses the staircase descending to the lower ground floor.

KITCHEN

Measurements – 10'0" x 9'2" max

The kitchen features fitted wall and base units with shaker style cupboard fronts and with rolled edge work surfaces over, which incorporates a single bowl composite sink and drainer unit with mixer tap over. There is a gas cooker point, tiling to the splash areas and under unit lighting. The kitchen has a part vaulted ceiling with exposed timber beams on display, a double-glazed skylight window and a bank of windows to the rear elevation. There is a radiator and fluorescent ceiling light point. Additionally, the kitchen has a multi-panel door that provides access to the bathroom, a recessed area with provisions for an automatic washing machine with shelving above, and an external four panel door then gives access to the patio.



LOWER GROUND FLOOR CELLAR

Measurements – 15'3" x 6'0"

Taking a stone stairwell from the lounge, you reach a fabulous, vaulted ceiling cellar which has lighting in situ, recessed stone shelving for storage and the original stone keeping table.

HOUSE BATHROOM

The house bathroom features a white three-piece suite, which comprises low-level w.c., a pedestal wash hand basin with tiled splashback, and bath with shower head over. There is a ceiling light point, extractor fan, radiator, and a window to the rear elevation with obscure glass.



FIRST FLOOR LANDING

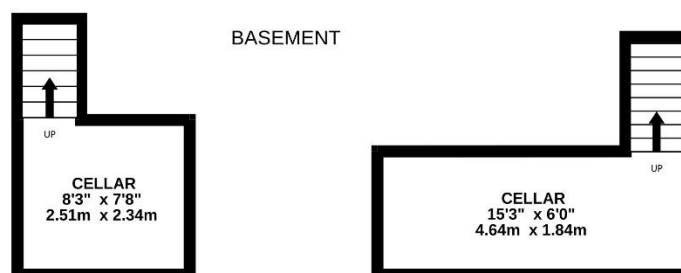
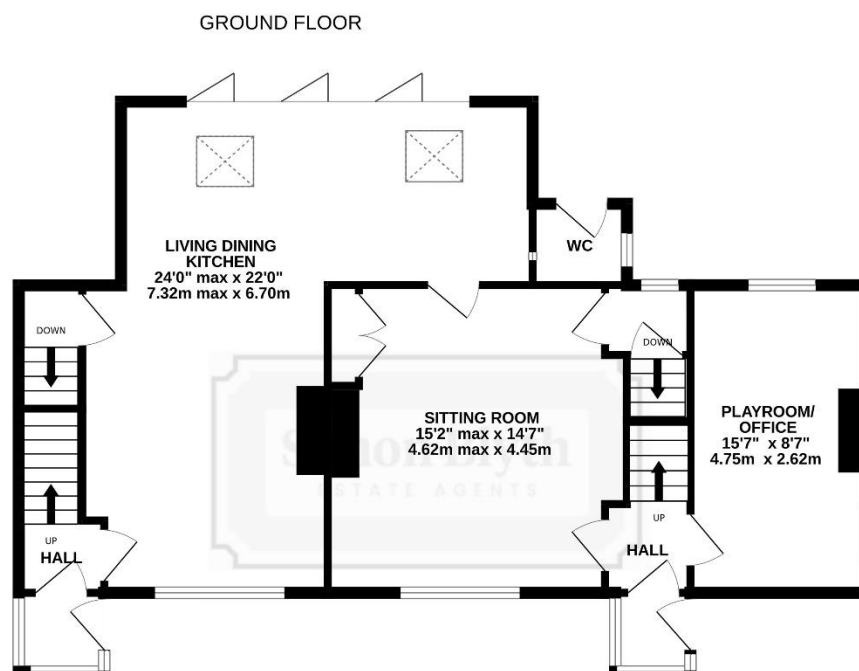
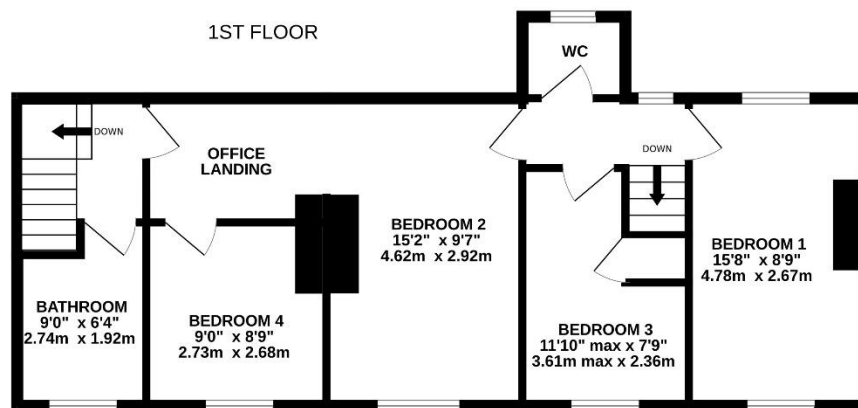
Taking the staircase from the entrance, you reach the first-floor landing, which features a double-glazed window to the rear elevation and doors giving access to three bedrooms and the w.c. There is a ceiling light point and radiator.

BEDROOM ONE

Measurements – 15'8" x 8'9"

Bedroom one is a generously proportioned double bedroom which has ample space for freestanding furniture. It benefits from a wealth of natural light which cascades through the bank of mullioned windows to the front elevation with a sash style window. There are two ceiling light points, a radiator, a loft hatch gives access to a useful attic space and there is a cupboard providing additional storage. Please note that the principal bedroom could be partitioned off to give access into the neighbouring cottage. Please see example floor layout plan for reference





CROSS LANE - PROPOSED LAYOUT

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BEDROOM TWO

Measurements – 15'2" x 9'7"

Bedroom two is a particularly light and airy double bedroom which features dual aspect sash style windows to the front and rear elevations. There are two ceiling light points, two radiators and the window to the rear elevation has pleasant views across the property's gardens.



BEDROOM THREE

Measurements – 11'10" max x 7'9"

Bedroom Three could be utilised as a home office, nursery or single bedroom. It features a bank of mullioned windows to the front elevation, a useful fitted wardrobe over the bulkhead for the stairs with hanging rails and shelving in situ and there is a ceiling light point and radiator.



W.C.

The w.c. features a window to the rear elevation with fantastic views onto the gardens. There is a ceiling light point, radiator and a white two-piece suite which comprises low-level w.c. and wall-hung wash hand basin with tiled splashback.

NO 19

ENTRANCE PORCH

Enter the property through a multi-panel timber and glazed door from the side elevation into the entrance porch. There are banks of windows to either side elevation and the front elevation, and a multi-panel timber and glazed door with obscure glazed inserts then leads to the entrance.

ENTRANCE

The entrance has a ceiling light point, an exposed timber beam to the ceiling, and a carpeted stone staircase rises to the first floor with wooden banister. There is decorative wood, dado panelling, a radiator and a multi-panel door leads to the lounge.

LOUNGE

Measurements – 15'0" max x 12'0"

The lounge is a light and airy reception room which features a bank of mullioned windows to the front elevation with central sash style window. There are exposed timber beams to the ceiling and exposed timber lintels over the window and recessed into the alcove. There is a central ceiling light point, a radiator, a multi-panel timber and glazed door with obscure glazed inserts leads into the kitchen and a multi-panel door encloses the staircase descending to the lower ground floor. The focal point of the room is the inset fireplace with a part brick and part stone inset with raised stone hearth and exposed stone surround.



KITCHEN

Measurements – 9'0" x 6'8"

The kitchen features fitted base units with work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit. There is a part vaulted ceiling with two tube light points, a radiator, vinyl tile flooring and a door then leads into the bathroom. The kitchen has a four-ring electric hob with space for two under counter appliances as well as a double-glazed skylight window to the rear elevation and window to the rear with an external door giving access to the patio.



SHOWER ROOM

The shower room features a white three-piece suite, which comprises low-level w.c., a pedestal wash hand basin with tiled splashback, and a fixed-frame shower with thermostatic Mira shower. There is a ceiling light point, extractor fan, radiator, and a window to the rear elevation with obscure glass.



LOWER GROUND FLOOR

Measurements – 8'3" x 7'8"

Taking the stone stairwell from the lounge, you reach the lower ground floor, which has shelving over the staircase providing storage. A kite winding stone stairwell then leads to a fabulous, vaulted ceiling cellar where there is lighting in situ, fitted shelving, recessed stone shelving and the original stone keeping table and with Yorkshire stone flags.



FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing, which has a ceiling light point, a wooden banister with spindle balustrade over the stairwell head and multi-panel doors give access to two bedrooms.

BEDROOM ONE

Measurements – 15'0" x 8'9"

Bedroom one is a fabulous, proportioned light and airy double bedroom which has an array of period charm and character features, with two sets of stone mullioned windows to the front elevation, which has views across neighbouring fields. There is an exposed timber truss on display, exposed timber floorboards, and the focal point of the room is the decorative cast iron fireplace with exposed stone surround. The principal bedroom has two ceiling light points, two radiators, and a loft hatch gives access to a useful attic space.



BEDROOM TWO

Measurements – 8'9" x 6'0"

Bedroom two is a single bedroom which could be utilised as a home office or nursery. It features a bank of stone mullioned windows to the rear elevation with breathtaking far-reaching views across the property's gardens over the valley. There is a partly exposed timber truss on display, a ceiling light point and radiator. Please note, this area could be utilised as an office landing, as the example floor layout plan suggests, if both cottages are to be incorporated into one dwelling.



EXTERNAL

Externally to the front, there is a Tarmacadam area providing off-street parking to the front of number 21. Between the cottages is a stone flagged patio area, ideal for sitting out. A gate down the side of the property then encloses the rear garden. Following the pathway down the side of the property you reach the rear garden which features a stone flagged patio which leads onto a beautiful brick cobbled garden area which is low maintenance and enjoys the sun throughout most of the day and is a great space for alfresco dining, barbecuing and entertainment. It then leads on into the main portion of the garden, which is particularly well stocked with flowers and shrub beds and with a lawn that meanders through the various trees and shrubs. There is a stone flagged patio area to the middle of the garden, which is particularly private and sheltered. Following the lawn, there is a further flagged patio area with space for pots and plants, a hard standing for a summer house and finally, to the back of the garden is a private lawn with flower tree and shrub beds and attractive dry stone wall boundaries.

To the rear of number 19 Cross Lane, is a hard standing which is home to a freestanding workshop which has lighting and power in situ. The workshop has a pedestrian access door from the side elevation with banks of windows providing natural light and this could be utilised as a garden office if so required.







GARDNERS W.C.

Accessed externally, outside of number 21 Cross Lane, there is a gardener's w.c. which features a low-level w.c and a cold-water tap. There are part tiled walls, a ceiling light point and double-glazed window with obscure glass to the side elevation.

ADDITIONAL INFORMATION

EPC rating – N/A

Property tenure – Freehold

Local authority – Kirklees

Council tax band – No 21 – B / No 19 - A

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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