



## 6 Ladybower Avenue

Cowlersley, Huddersfield, HD4 5XA

A beautiful three bedroom detached family home in this sought after location with far reaching views, convenient for all the local amenities. The property has just completed a programme of modernisation including a majority re-wire, newly fitted utility and gas central heating boiler including radiators. New decoration and floor coverings throughout. Plus structural improvements with new roof tiles, felt, soffits, guttering and insulation. There are also contemporary kitchen and bathroom fittings. Available with no vendor chain the accommodation briefly comprises entrance lobby, through lounge and dining room, garden room, fitted kitchen, separate utility and downstairs WC. To the first floor are three good sized bedrooms and family bathroom. Garage, off road parking and large gardens to front and rear.

NO VENDOR CHAIN.

£330,000

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- A NEWLY MODERNISED THREE BEDROOM DETACHED FAMILY HOME
- MAJORITY REWIRED, DECORATED AND CARPETED
- QUALITY AND CONTEMPORARY FIXTURES AND FITTINGS THROUGHOUT
- NEWLY FITTED SEPARATE UTILITY AND GROUND FLOOR WC
- LARGE PLOT IN A SOUGHT AFTER LOCATION WITH FAR REACHING VIEWS
- NO VENDOR CHAIN

## Entrance

### Hallway

5'5" x 4'6" (1.65m x 1.37m)

### Lounge

14'3" x 13'9" (4.34m x 4.19m)

### Dining Room

10'9" x 8'3" (3.28m x 2.51m)

### Garden Room

9'8" x 8'3" (2.95m x 2.51m)

### Breakfast Kitchen

10'3" x 8'3" (3.12m x 2.51m)

### Utility Room

7'11" x 6'5" (2.41m x 1.96m)

### Cloakroom/WC

4'9" x 3'4" (1.45m x 1.02m)

## First Floor Landing

### Master Bedroom

13'2" x 9'5" (4.01m x 2.87m)

### Bedroom 2

11'5" x 8'5" (3.48m x 2.57m)

### Bedroom 3

8'4" x 7'4" less bulkhead (2.54m x 2.24m less bulkhead)

### Bathroom

8'1" x 5'5" (2.46m x 1.65m)

### Garage and Parking

17'6" x 8'5" (5.33m x 2.57m)

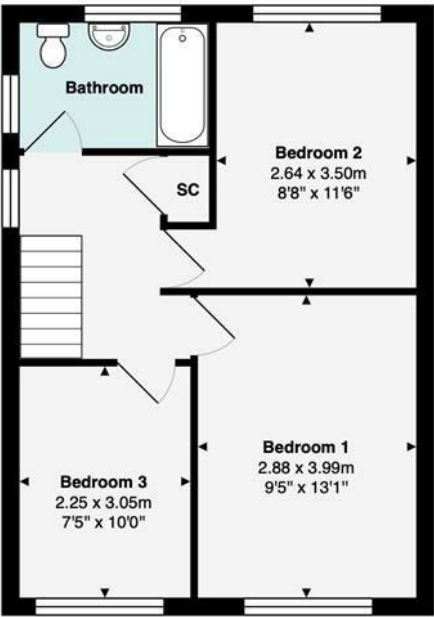
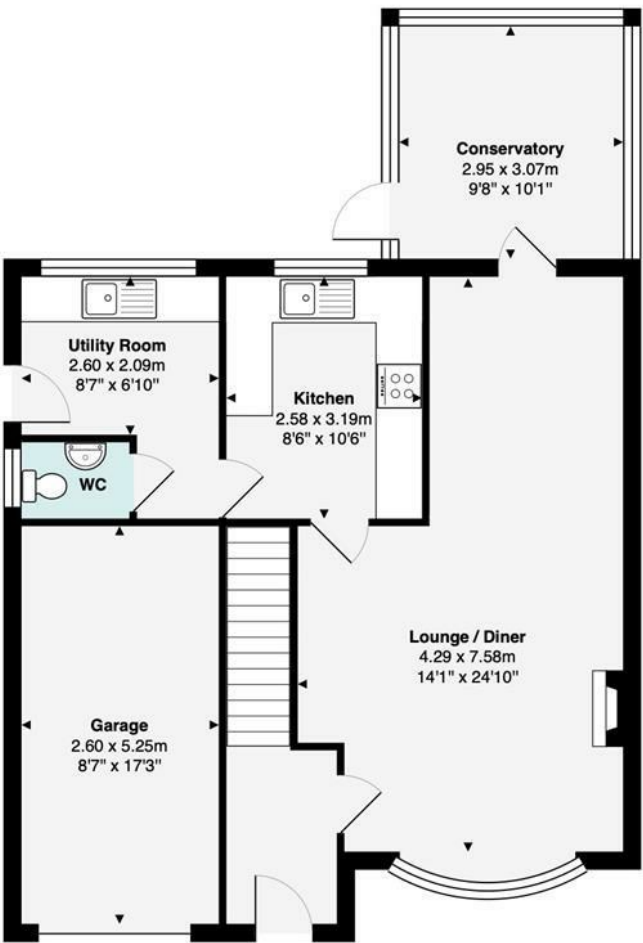
### Garden



## Directions



Floor Plan

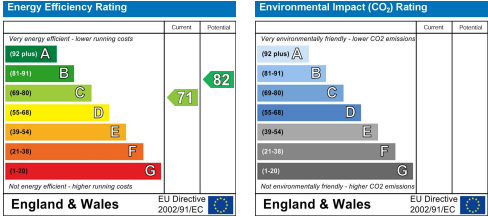


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Total Area: 114.4 m² ... 1231 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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**Snow Gate**™

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk