



27 Cowrakes Close

Lindley, Huddersfield, HD3 3LB

Offers in the region of £375,000



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Entrance Hallway

Enter the property through a PVCu side door with a stained and leaded glass inset detail. Benefiting from a small storage cupboard. Access to the kitchen, living room, bathroom, bedroom one and bedroom three. There is also access to the loft with ample storage.

Kitchen

The kitchen is fitted with vinyl flooring and a range of matching wall and base units, complemented by tiled splashbacks and laminate work surfaces. Integrated appliances include an eye-level double oven, a microwave and an electric hob. A stainless-steel sink and drainer is positioned beneath a PVCu bay window, enjoying views over the rear garden. There are two freestanding spaces for appliance, one with plumbing for a washing machine, along with a small breakfast bar providing seating for one.

Living Room

A spacious carpeted living room featuring a gas fire set on a marble hearth with a wooden surround, creating an attractive focal point. PVCu patio doors provide access to the rear garden while allowing an abundance of natural light to fill the room. The space comfortably accommodates a dining table and also provides access to the second bedroom.

Bedroom One

A generously sized double bedroom with fitted wardrobes and a PVCu front-facing window overlooking the front garden.

Bedroom Two

A further well-proportioned double bedroom, located to the front of the property and accessed from the living room, with a PVCu window to the front aspect.

Bedroom Three

A cosy double bedroom featuring a PVCu window to the front aspect.

House Bathroom

A house bathroom with vinyl flooring. Comprising of; a WC, a wash basin, a vanity unit and a corner shower. PVCu privacy window to the side elevation.

Exterior

To the front of the property is a block paved driveway with parking for up to two cars leading to a single detached garage. There are gardens to three sides of the property. To the front of the property is a decorative paved area, a lawn with herbaceous borders. To the side of the property is a private and enclosed lawn. To the rear of the property is a patio area and a raised fish pond.

Mortgages

We recommend Chris Terry at Naomi Financial, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to

check the position for you, especially if you are contemplating travelling some distance to view the property.

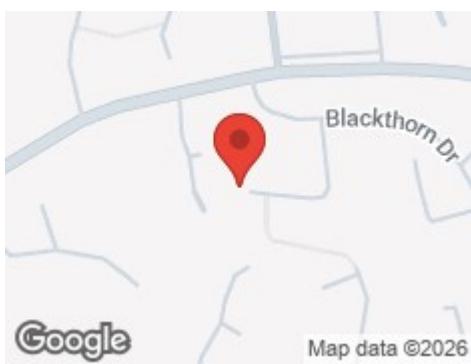
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



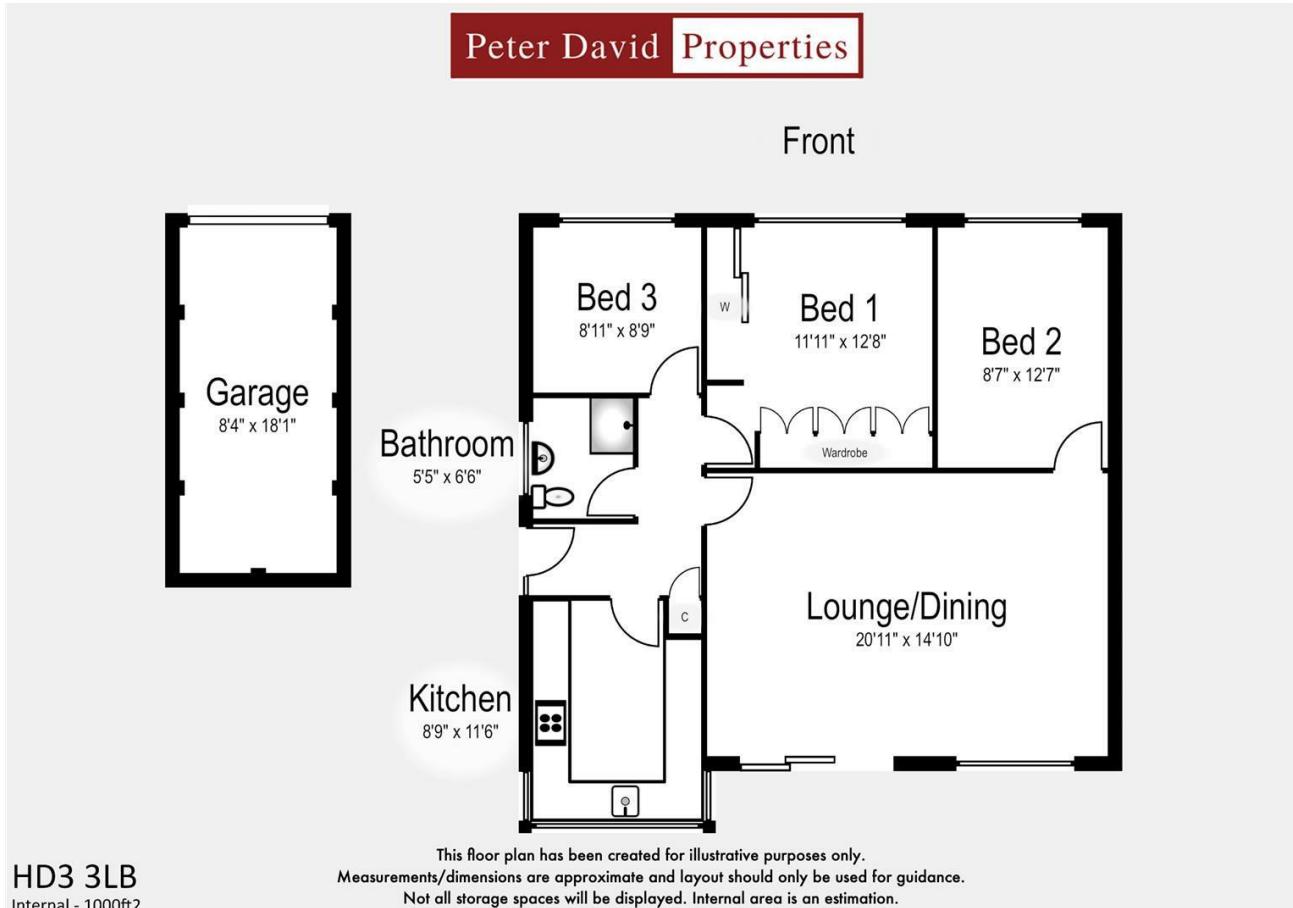
Hybrid Map



Terrain Map



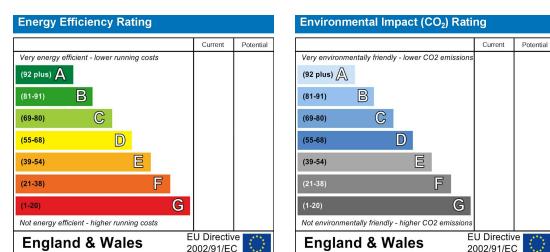
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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