



Cobcroft Road, Huddersfield HD1 6EX

welcome to

Cobcroft Road, Huddersfield

Ready to move into three bedroom semi with driveway and garage parking, two good sized reception rooms and dry tanked cellar. Having front and rear easy to maintain gardens with all day sun. Surrounding cctv cameras and alarm system, corner plot backing onto field views.



Ground Floor

Entrance

Front door leading to hallway having laminate flooring, understair storage and stairs leading to the first floor.

Lounge

11' 4" x 11' 9" (3.45m x 3.58m)

Spacious reception room warmed by a gas fire and central heating radiator. The room has carpeted flooring and a double glazed bay window which overlooks the front. Glass panelled double doors open to the dining area.

Dining Room

11' 4" x 11' 4" (3.45m x 3.45m)

Spacious reception room with laminate flooring and warmed by a gas fire. Integrated alcove cupboard and shelf. Double glazed window overlooks the rear. Sliding doors opens to the kitchen area.

Kitchen

12' 7" x 5' 8" (3.84m x 1.73m)

Good size kitchen fitted with a range of white gloss fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over plus fridge freezer. Space for washing machine. Sink unit with drainer and swan neck tap. Heated towel warmer/radiator. Two double glazed windows overlook the side with door to porch.

First Floor

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

Spacious carpeted double bedroom warmed by a central heating radiator. Double glazed bay window overlooks the front.

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

Second spacious double bedroom with fitted wardrobes. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

9' 1" x 6' 3" (2.77m x 1.91m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Having laminate flooring, part tiled walls and radiator. Double glazed window overlooks the rear.

External

To the front is a good sized driveway with side lawn, hedging, stone wall. To the rear is a low maintenance garden being paved and enclosed by fencing. Side door to garage.

Garage

10' 3" x 17' 7" (3.12m x 5.36m)

Detached garage with up and over door, full electrics and lighting.



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Cobcroft Road, Huddersfield

- Presented To A Move In Condition - Situated Close To Train Station, Bus Routes and Motorway Links
- Corner Plot Backing Onto Fields - Sunny Aspect, Low Maintenance Front & Rear Gardens
- Two Reception Rooms & Dry Cellar
- Newly Fitted Kitchen With A 2 Year Old Boiler Fitted
- Driveway & Garage

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1936. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115574 - 0006

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