



Howden Close, Cowlersley, Huddersfield HD4 5XB

welcome to

Howden Close, Cowlersley Huddersfield

An immaculately presented family home in a highly sought-after cul-de-sac in Cowlersley with private gardens. Located close to schools, public transport and local amenities. Finished to a high standard and move-in ready!



Ground Floor Entrance

Front door leading to a carpeted hallway warmed by a central heating radiator. Stairs to first floor landing.

Lounge

14' 4" x 10' 4" into recess (4.37m x 3.15m into recess)
Spacious reception room with laminate flooring and warmed by a central heating radiator with cover. Double glazed window overlooks the front.

Kitchen

13' 6" x 9' 5" (4.11m x 2.87m)
Good sized kitchen diner fitted with a range of base and wall units with contemporary work surfaces. Space for an under counter fridge plus separate fridge freezer, dishwasher, washing machine and gas oven and hob with extractor over. Having ceiling downlights, laminate flooring and two double glazed windows plus door to the conservatory.

Conservatory

8' 9" x 11' 3" (2.67m x 3.43m)
Good sized room with laminate flooring and warmed by a central heating radiator. Double glazed doors lead out to the rear garden.

First Floor Landing

Doors to bedrooms and bathroom. Having carpeted flooring, double glazed window to the side plus door to storage cupboard.

Bedroom One

11' 11" x 7' 6" (3.63m x 2.29m)
Spacious double bedroom with integrated wardrobes. Having laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

7' x 11' 11" (2.13m x 3.63m)
Good sized double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

5' 9" x 9' into bulkhead (1.75m x 2.74m into bulkhead)
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 and folding shower screen, concealed low flush WC and wash hand basin with mixer tap and vanity cabinet. Having fully tiled walls and marble effect tiled flooring, heated towel warmer/radiator and a double glazed window which overlooks the rear.

External

To the front is a good sized gravelled garden with a decked area and shrubbery.

To the rear is a tiered garden being mostly decked with a patio seating area. Enclosed by fencing. Side gate leads to the main road.



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welcome to

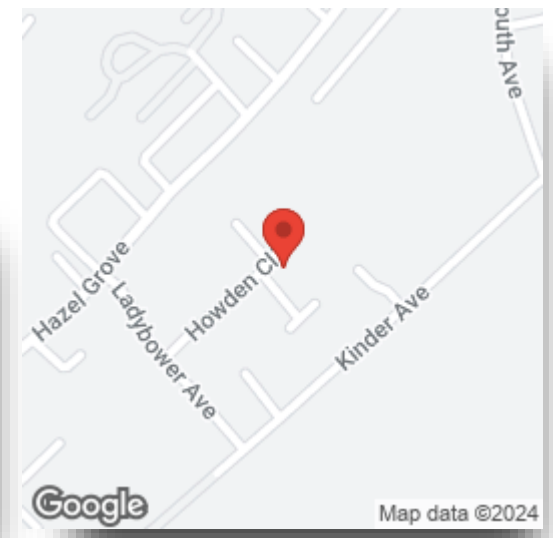
Howden Close, Cowlersley Huddersfield

- Immaculately Presented Family Home In A Highly Sought After Location
- Situated Close To Local Schools, Public Transport Links and Amenities
- Private Low Maintenance Gardens To The Front & Rear
- Spacious Rooms Plus A Newly Fitted Bathroom
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Tenure: Freehold EPC Rating: C

offers in the region of

£165,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HDF115868 - 0005

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