









welcome to

South Avenue, Cowlersley Huddersfield

A fantastic purchase for first time buyers and growing families. Move in ready throughout. Having three good sized bedroom alongside front and rear gardens with the rear backing onto communal allotment space!













Ground Floor Lounge

15' 9" x 13' 4" (4.80m x 4.06m)

Spacious reception room warmed by a gas fire with marble back and Victorian style fire surround plus a central heating radiator. The room also has carpeted flooring. Double glazed window overlooks the front.

Kitchen

9' 4" x 15' 10" (2.84m x 4.83m)

Good sized kitchen fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for fridge freezer and washing machine. With vinyl flooring, central heating radiator, door to under stair storage and door to rear. Double glazed windows overlook the rear.

Utility

6' 9" x 5' 4" (2.06m x 1.63m)

Currently set up as a WC with plumbing for washing machine and space for dryer. Door to garden.

First Floor Bedroom One

11' x 11' 9" (3.35m x 3.58m)

Spacious double bedroom with carpeted flooring. Double glazed window overlooks the rear.

Bedroom Two

7' 11" x 7' 10" (2.41m x 2.39m)

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

Bedroom Three

9' 6" x 11' 7" (2.90m x 3.53m)

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

Bathroom

Bathroom suite comprising corner bath with shower over, low flush WC and wash hand basin. Fully tiled walls and flooring. Double glazed window with frosted glass to the front.

External

To the front of the property is a lawned garden with path leading to front door enclosed by fencing. To the rear is an enclosed lawned garden with patio seating area and path leading to residential access.





welcome to

South Avenue, Cowlersley Huddersfield

- Superb For First Time Buyers and Young Families
- Backing To Allotment Area
- Ample On Street Parking
- Close To Amenities Whilst Being In A Semi-Rural Location

Tenure: Freehold EPC Rating: D

offers in the region of

£150,000

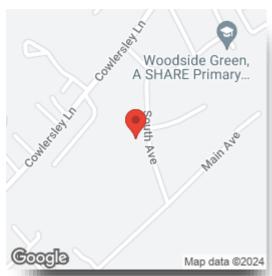


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Property Ref: HDF116258 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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