



South Avenue, Cowlersley, Huddersfield HD4 5UP

welcome to

South Avenue, Cowlersley Huddersfield

****Guide Price £140,000 - £150,000**** 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.



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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

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116258 - 0005

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk