









welcome to

Southern Road, Cowlersley Huddersfield

Stone built semi-detached property with private front and rear spacious gardens. Finished to a modern standard and move in condition.













Ground Floor Lounge

11' 6" x 11' 10" plus bay (3.51m x 3.61m plus bay) Good sized reception room with oak flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

Kitchen

14' 7" x 10' 9" (4.45m x 3.28m)

Spacious modern kitchen with grey fronted gloss unit plus tiled splashbacks. Integrated electric oven and induction hob with extractor over. Space for washing machine. Sink unit with drainer and mixer tap. With laminate flooring, double glazed window to the rear plus patio doors to garden.

First Floor Landing

Doors to bedrooms and bathroom. With carpeted flooring.

Bedroom One

10' 8" x 10' 6" (3.25m x 3.20m)

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

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.23m)

Spacious double bedroom with laminated flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Three

6' 8" x 7' 11" (2.03m x 2.41m)

Carpeted room warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

6' 7" x 7' 5" (2.01m x 2.26m)

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin with mixer tap and vanity cupboard. With tiled walls and flooring plus double glazed frosted window to the rear.

External

To the front is an enclosed gravelled area with path to the front door. To the rear is an enclosed garden over three levels with astro turf, gravelled area, planting beds and patio seating.





welcome to

Southern Road, Cowlersley Huddersfield

- Modern Kitchen and Bathroom
- Spacious and Enclosed Rear Garden
- Perfect Condition Throughout Move In Ready
- **Ideal For Young Families**
- **Accessible Location**

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

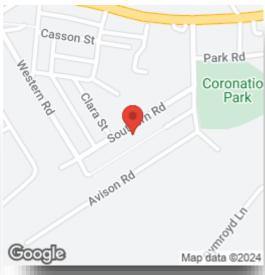
offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116151



Property Ref: HDF116151 - 0004 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 quidance 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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