



**Southern Road, Cowlersley Huddersfield HD4 5TJ**

**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.



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## 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

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Property Ref:  
HDF116151 - 0004

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