



**Cowlersley Lane, Cowlersley, Huddersfield HD4 5UX**



**welcome to**

**Cowlersley Lane, Cowlersley, Huddersfield**

Renovated to the highest of standards, this spacious home ticks all of the boxes. With off-road parking, an enclosed garden and separate utility room, making this the perfect home for the growing family looking to settle in a highly sought-after location close to schools and commuter network.



### Entrance Hall

Entrance hall with laminate flooring, warmed by a central heating radiator.

### Kitchen/Lounge

22' 3" into lounge x 16' 2" in recess ( 6.78m into lounge x 4.93m in recess )

Spacious lounge with lots of space for dining table and chairs, open plan to the kitchen which makes it perfect for hosting. Light and open with a double glazed window to the front. Laminate flooring, and warmed by a central heating radiator.

The kitchen is bright and modern with white base and wall units, and quartz work tops, extending round into a breakfast bar. Continuous laminate flooring from the lounge area, with an integrated electric hob with extractor hood, double electric oven, microwave, dishwasher, and fridge/freezer. Warmed by a central heating radiator, with a double glazed window to the rear.

### Utility Room

5' 11" x 14' 7" ( 1.80m x 4.45m )

Good sized utility room providing excellent storage, fitted with white base units with laminate work top, plus a sink with a mixer tap, space for under counter washing machine and housing the boiler. Plus carpeted flooring, and warmed by a central heating radiator.

### First Floor Bedroom One

12' 3" x 8' 11" ( 3.73m x 2.72m )

Spacious double bedroom, move-in ready with carpeted flooring, a double glazed window to the front, warmed by a central heating radiator.

### Bedroom Two

10' x 10' 7" into doorway ( 3.05m x 3.23m into doorway )

Good sized double bedroom with a double glazed window to the rear, again another modern, move-in ready room, with carpeted flooring and warmed by a central heating radiator.

### Bedroom Three

6' 10" x 7' 4" ( 2.08m x 2.24m )

Spacious single bedroom with carpeted flooring, warmed by a central heating radiator, with a double glazed window to the front.

### Bathroom

Immaculately presented family bathroom, partially glass tiled, with laminate flooring. A shower over bath, extractor fan, low flush WC and wash hand basin with a vanity cupboard underneath plus a shave point. Warmed by a heated towel rail, with a frosted double glazed window to the rear.

### External Front Garden

Tarmac drive with space enough for two cars.

### Rear Garden

Good sized back garden with lawned area towards the back and a raised decking out the back of the house. Enclosed by an established hedge.



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welcome to

## Cowlersley Lane, Cowlersley, Huddersfield

- Brand newly renovated, High specification throughout
- Good public transport routes and Close to schools and amenities
- Highly sought-after location
- Enclosed rear garden and Off-road parking
- Separate utility room
- No onward chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1955. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117231 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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