



Cowcliffe Hill Road, HUDDERSFIELD HD2 2NY

welcome to

Cowcliffe Hill Road, HUDDERSFIELD

Offered with no onward chain, a well-presented terrace home on a main bus route with great access to Huddersfield town centre and the M62 networks. Ideal as a first purchase or for those looking to expand their rental portfolio, in a highly sought-after location with a patio garden.



Entrance Hall

Good sized entrance hall with carpeted flooring, warmed by a central heating radiator.

Lounge

11' 4" x 12' 4" into recess (3.45m x 3.76m into recess)

Spacious lounge with carpeted flooring, well presented and move in ready. With a double glazed window to the front, warmed by a central heating radiator and a gas fire.

Kitchen

4' 5" x 12' 11" (1.35m x 3.94m)

Good sized kitchen fitted with a range of base and wall units with laminate work tops. Fitted with integrated gas hob and oven. With space for fridge/freezer, warmed by a central heating radiator. A double glazed window to the rear, and fitted with laminate flooring. Access to the cellar, with space for washing machine at the top of the stairs.

Cellar

Single glazed window to the front, fitted with a low flush WC.

Frist Floor Landing

Carpeted landing with a single glazed window to the rear. With access to the loft via loft hatch.

Bedroom One

10' 11" max into recess x 11' 6" (3.33m max into recess x 3.51m)

Spacious double bedroom with a double glazed window to the front. Warmed by a central heating radiator and fitted with carpeted flooring. With space for bespoke wardrobe.

Bedroom Two

8' 11" x 7' 11" (2.72m x 2.41m)

Good sized bedroom with carpeted flooring. Warmed by a central heating radiator, with a double glazed window to the front.

Bathroom

Good sized bathroom with laminate flooring. With a single glazed window to the rear. Warmed by a central heating radiator. Fitted with a bath with shower over, a low flush WC and a wash hand basin.

External Front Garden

Patio to the front of the property.

Rear Garden

Rear garden with 3 stone out buildings, providing lots of extra storage.



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Cowcliffe Hill Road, HUDDERSFIELD

- Ideal as a first purchase or investment
- Convenient location
- Stone-built terrace
- No onward chain
- Well-presented throughout
- Patio garden

Tenure: Freehold EPC Rating: D

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116242 - 0002

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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