



Ladybower Avenue, Cowlersley, Huddersfield, HD4 5XA

welcome to

Ladybower Avenue, Cowlersley Huddersfield

This impressive detached home offers generous living space, modern finishes, and a layout designed with family life in mind. Recently updated to a high standard, the property combines style, comfort, and practicality, making it an ideal home for growing families.

Lounge

22' x 10' 1" (6.71m x 3.07m)

Good sized Lounge which is beautifully presented to a move in ready standard. Ample natural light from a double glazed window to the front and patio doors opening out to the rear to a patio seating area, ideal for entertaining guests. The lounge is fitted with carpeted flooring, warmed by two central heating radiators and a feature fireplace also.

Kitchen

10' 7" x 11' 9" (3.23m x 3.58m)

Well proportioned kitchen which is open plan to the dining room. Modern and move in ready, fitted with a range of base and wall units with laminate worktops. Plus modern integral appliances such as a double wall mounted electric oven, electric hob and extractor hood, as well as an integral undercounter fridge, freezer and dishwasher. With a triple glazed window to the rear providing ample natural light.

Dining Room

9' x 11' 5" (2.74m x 3.48m)

Well proportioned dining room makes the home ideal for families, lit by modern ceiling spotlights, fitted with characterful wood flooring and warmed by a central heating radiator.

Utility Room

7' 2" x 7' 10" (2.18m x 2.39m)

Utility room accessible off the kitchen, providing ample extra storage ideal for families. Fitted with base and wall units with laminate worktops, with space for a stand alone fridge/freezer and undercounter washing machine and tumble dryer. With a triple glazed window and external door to the rear.

Bedroom Five

9' 11" x 7' 10" (3.02m x 2.39m)

Well proportioned ground floor bedroom which is modern and move in ready, ideal for those looking for flexibility, a guest bedroom or the possibility of a home office or further reception room. Fitted with carpeted flooring, warmed by a central heating radiator and complete with a double glazed window to the front.

Shower Room

Shower room with WC adjacent to Bedroom five is beautifully presented, fitted with a walk in shower, low flush WC and wash hand basin.

First Floor

Bedroom One

11' x 12' 3" (3.35m x 3.73m)

Immaculately presented double bedroom with a double glazed window to the front. Warmed by a central heating radiator and fitted with carpeted flooring. Plus extra storage into integral wardrobes.

Bedroom Two

8' 8" x 12' 6" (2.64m x 3.81m)

Another good sized double bedroom with wood effect laminate flooring. Warmed by a central heating radiator, the space is modern and move in ready with a double glazed window to the front. With extra storage space and a built in wardrobe.

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

Move in ready double bedroom with a triple glazed window to the rear. Warmed by a central heating radiator and fitted with wood effect laminate flooring.

Bedroom Four





6' 9" x 9' 9" (2.06m x 2.97m)

Great sized bedroom, fitted with carpeted flooring and a triple glazed window to the rear. Warmed by a central heating radiator. Plus a small built in shelving cupboard.

Bathroom

Spacious house bathroom which is finished to a high specification, modern and bright. Fully tiled with integral shelving for extra storage. Fitted with a walk in shower cubicle and separate bath, low flush WC and wash hand basin with vanity cupboards underneath, plus an LED mirror. Complete with lots of natural light from two frosted triple glazed windows to the rear.

Loft

Loft space is majority boarded, with a fitted access ladder.

External Garage

Separate detached garage to the side of the property, offers ideal extra storage.

Front

To the front of the property is a substantial tarmac driveway providing off road parking for multiple cars, as well as a lawn to the side of the property with established hedges - creating extra privacy from onlookers.

Rear

To the rear of the property is a large lawn with a dropped patio seating area with fabulous views across the surrounding countryside. As well as a wendy house and garden shed.



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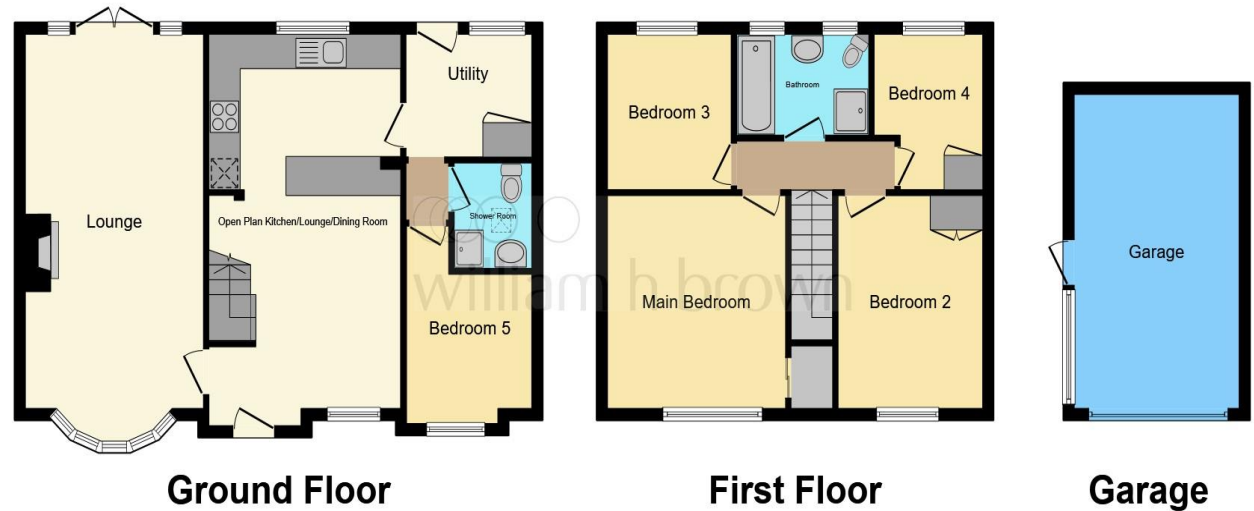
welcome to

Ladybower Avenue, Cowlersley Huddersfield

- Five versatile bedrooms
- Modern kitchen and dining area
- Two bathrooms
- Practical utility room
- Attractive driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£365,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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