









welcome to

Kinder Avenue, Cowlersley Huddersfield

Move in ready!!!! Two spacious double bedroom property with driveway parking for two cars. Kitchen directly out to sunny rear garden. Lovely presentation throughout. Ideal for investor landlords, first time buyers and downsizers alike.













Ground Floor Entrance Porch

Front door leading to porch with shoe and coat storage. Door to lounge.

Lounge

12' 10" x 12' 8" (3.91m x 3.86m)

Spacious and modernly decorated reception room with carpeted flooring and warmed by an electric fire plus a central heating radiator. Double glazed window overlooks the front. Stairs leading to first floor.

Kitchen

12' 8" x 8' 2" (3.86m x 2.49m)

Good sized kitchen fitted with a range of base and wall units with wood effect work surfaces and tiled splashbacks. Integrated electric oven and induction hob with extractor over. Space fridge freezer, washing machine and dryer. Sink unit with drainer and swan neck mixer tap. With laminate flooring, central heating radiator, two double glazed window to the rear plus door leading to garden.

First Floor Landing

Doors to bedrooms and bathroom. With carpeted flooring, central heating radiator and door to storage cupboard. Access to part boarded loft space with lighting.

Bedroom One

9' 6" x 11' 3" (2.90m x 3.43m)

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

Bedroom Two

8' 6" x 10' (2.59m x 3.05m)

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

Bathroom

6' 11" x 5' 1" (2.11m x 1.55m)

Nicely decorated bathroom suite comprising bath with shower over, wash hand basin with mixer tap plus low flush WC. Having part tiled walls and laminate flooring, heated towel warmer/radiator and a double glazed window with frosted glass to the rear.

External

To the front is a tarmac drive. To the rear is an enclosed garden with patio seating are, further lawned patch with access to shed storage. Gate to the rear leads to the communal parking area.





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Kinder Avenue, Cowlersley Huddersfield

- **Spacious Double Bedrooms**
- Driveway Parking and Additional Guest Parking
- **Enclosed Sunny Aspect Rear Garden**
- Neutral and Move In Ready Décor Throughout
- Easily Accessible Location For Commuters

Tenure: Freehold EPC Rating: C

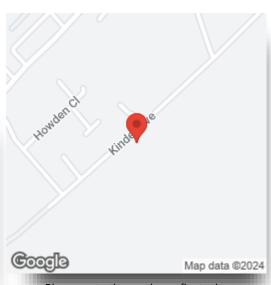
offers in the region of

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116248



Property Ref: HDF116248 - 0006 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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