



**Kinder Avenue, Cowlersley, Huddersfield HD4 5XD**

**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 area, 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

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116248 - 0007

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