



280 Cowcliffe Hill Road

Fixby, Huddersfield, HD2 2NE

£350,000 Leasehold





This stone built detached bungalow stands on a generous private garden plot and is available with no upward chain . Step inside and you will appreciate the accommodation features good sized rooms but does require general modernisation and refitting. A therefore perfect opportunity to create a home to one's own style and taste.

Location

Cowlcliffe Hill Road is in the heart of Fixby this sought after residential area and No280 backs onto a woodland . There is easy access to both Huddersfield and Brighouse town centres which are 10 minute drive away as is junction 24 of the M62.

Accommodation

An Entrance Lobby leads into a large Hallway with storage cupboards. A generous sized Lounge with stone fireplace and a bow window overlooking the front gardens . Patio doors then lead to a Conservatory which overlooks the rear gardens. The Dining Room (Possible bedroom 4) has a pleasant aspect over the rear gardens and is open to a Study area ideal as a home office. Kitchen with sink unit and a range of base and wall units together with electric hob and oven. There's a stable type side entrance door. The Cloakroom has a WC and wash hand basin with vanity unit. Double Bedroom to the rear of the property with a range of fitted furniture and wash hand basin. Second Double Bedroom to the front of the property with range of fitted wardrobes and wash hand basin. The third Bedroom is a large single at the front of the property also with fitted wardrobes and wash hand basin. Shower room comprising "Washloo" levitate adjustable height toilet , wash hand basin and corner shower cubicle. NB a remote controlled drop ladder from the hallway leads to a large loft providing storage.

Established lawn and shrubbed garden to the front and a key block paved drive provides off street parking. The main driveway is tarmac and leads to a large underbuilt garage with remote door. There's an access path at the side of the property and then large mature establish gardens at the rear with lawns flowerbeds shrubs and a high degree of privacy. Paved patio areas. NB The property is Leasehold on a 999 year lease from 1st November 1965. Ground Rent £26 pa.

Council tax band: E

EPC rating: D

Ground rent: £26.00

Service charge: N/A



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