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Birklands Road, Cowcliffe Huddersfield,

**Offers in the region of
£180,000**

Enjoying a cul-de-sac setting and a pleasant, wooded backdrop is this two double bed roomed semi-detached home with separate reception rooms and a conservatory. The accommodation comprises an entrance hallway, living room with bay window, separate dining room, kitchen and a good sized conservatory on the ground floor. On the first floor are two large double bedrooms and the house bathroom which incorporates a separate shower cubicle. Buyers may decide to redesign the interior to their own requirements and possibly extend to the side or rear, subject to any necessary permissions or consents. There is a gas-fired central heating system with a recently fitted boiler, and uPVC double glazing. Externally, there is a lawned garden and block paved driveway to the front. To the rear is a paved seating area with adjoining lawns and a particularly pleasant backdrop. The property is offered with the advantage of no chain involvement.

**Birklands Road, Cowcliffe
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

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Details



Entrance Hallway

A timber and glazed side door gives access to the hallway which has a staircase rising to the first floor accommodation and a radiator. A panelled internal door leads into the living room.

Living Room

This reception room is positioned at the front of the property and has a walk-in bay incorporating uPVC glazing. There is a timber fire surround with a marble finish inlay and hearth, home to a living flame coal effect gas fire. There is coving to the ceiling and a radiator.



Dining Room

Accessed from the hallway, this is a good sized second reception room and could be used as a formal dining room or sitting room. Buyers may decide to remove the dividing wall to create a larger dining kitchen which would be the full width of the property. There is a timber fire surround with a marble finish inlay and hearth along with a useful storage cupboard, coving to the ceiling and a radiator. A timber and glazed door leads through to the conservatory.



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Conservatory

As the floor plan shows, this is a good sized, southerly facing room, and is used as an additional sitting room. It enjoys a particularly pleasant aspect over the lawned garden and has a wooded backdrop. There is uPVC glazing to three elevations as well as a tilt-and-slide patio door which gives access into the garden. The room has laminate flooring along with a wall light point.



Kitchen

The kitchen has wall cupboards and base units with working surfaces and a one-and-a-half bowl sink unit with a mixer tap. Integrated appliances include a four-ring gas hob, oven and filter hood above. Within this room is the Ideal Atlantic condensing boiler which was installed in recent times. There are front and rear uPVC windows and a radiator.



First Floor Landing

The staircase rises to the first floor landing where there is access to the loft area.

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Bedroom One

This large double bedroom is positioned at the front of the property and has a uPVC window. There is a built-in double wardrobe with a storage cupboard above and plenty of space for further freestanding or fitted furniture. There is also a radiator.



Bedroom Two

The second large double bedroom is positioned at the rear of the property and enjoys a pleasant aspect. The room is particularly light and bright with rear and front uPVC windows along with a built-in double wardrobe with storage above and plenty of space for further freestanding or fitted furniture. There is also a radiator.



Bathroom

The bathroom has a four-piece suite comprising a bath, wash hand basin, low-level WC and separate shower cubicle with a tiled interior and a Mira 415 shower. There is half height wall tiling along with an obscure uPVC window and a radiator.

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External Details

At the front of the property is a level lawned garden with mature flower beds and borders and to the side of this is a block paved driveway. The southerly facing rear garden is particularly pleasant and enjoys a good amount of privacy with privet hedging and lawns, flower beds and borders and a paved seating area adjoining the conservatory.



Tenure

The vendors of this property have informed us that the property is leasehold and we await further details. 23.05.24

Birklands Road, Cowcliffe Huddersfield,

Directions

