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## Southern Road, Cowlersley Huddersfield,

**Offers over £140,000**

This is a good sized, three-bedroom mid-terrace, offered with the advantage of vacant possession. The property is conveniently placed for local amenities, public transport and has an enclosed rear garden. There is a gas-fired central heating system and uPVC double glazing. The ground floor layout has been altered from its original design but can easily be reinstated. The accommodation comprises an entrance lobby, living kitchen with bay window, rear lobby, ground floor bedroom (potentially a dining or sitting room) and a ground floor bathroom (where the original kitchen would have been). On the first floor are three bedrooms and a bathroom. The current design and layout may suit a buy-to-let investor, a first time buyer or a young family. Externally, there is an enclosed, paved garden at the rear.

**Southern Road, Cowlersley  
Huddersfield,**

**Floorplan**



**TOTAL: 71.8 m<sup>2</sup> (773 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

# Southern Road, Cowlersley Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with decorative opaque glazed panels gives access to the entrance lobby with an inset matwell. There is a staircase rising to the first floor accommodation along with coat hooks, oak style flooring and a radiator. A door leads into the living kitchen.

### Living Kitchen

Originally the formal living room, it has been redesigned as an open plan living kitchen, but could easily be reconfigured if desired. There are wall cupboards and base units, brick style tiled splashbacks and a stainless steel sink. Integrated appliances comprise of an oven and hob with filter hood. There is space for appliances beneath the worktops, with plumbing for an automatic washer and space for a fridge. Of particular note is the ornate ceiling with deep cornice coving and the fireplace with an exposed stone lintel and stone hearth. There is a continuation of the oak style flooring from the entrance lobby and a large walk-in bay window incorporating uPVC glazing. The room has two radiators and a stripped internal door leading to a rear lobby.



### Rear Lobby

This has a useful under stairs storage cupboard and a tiled floor. A stripped timber door gives access into what has been utilised as a ground floor bedroom.

### Ground Floor Bedroom

This room is currently used as a bedroom but could be used as a dining room, etc. It has recessed storage cupboards (one of which houses the boiler for the central heating system), wardrobes with hanging rails, two rear uPVC windows, downlighting and a radiator.



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### Ground Floor Bathroom

The bathroom has a bath with a shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin with tiled splashback and a low-level WC. There is appropriate tiling to the walls and floor, a side uPVC window and an external uPVC glazed door leading out to the rear garden. This room has plumbing for a washing machine and a radiator.



### First Floor

From the entrance, the staircase rises to the first floor accommodation.

### Bedroom One

This large double bedroom is positioned at the front of the property and has plenty of space for fitted or freestanding furniture. There is a uPVC window and a radiator.



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### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.



### Bathroom

The three-piece suite comprises a bath with shower screen and wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, floor tiling, a rear uPVC window and an upright chrome ladder style radiator.



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### External Details

Steps lead up to the property's frontage, with a rockery garden area and shrubs. At the rear of the property is a useful store, accessed from the uPVC door within the ground floor bathroom. Steps lead to a paved garden area with perimeter fencing and a gate at the far end.



### Tenure

The vendors of this property have informed us that it is freehold and we await further confirmation. 23.08.24

# Southern Road, Cowlersley Huddersfield,

Directions

