

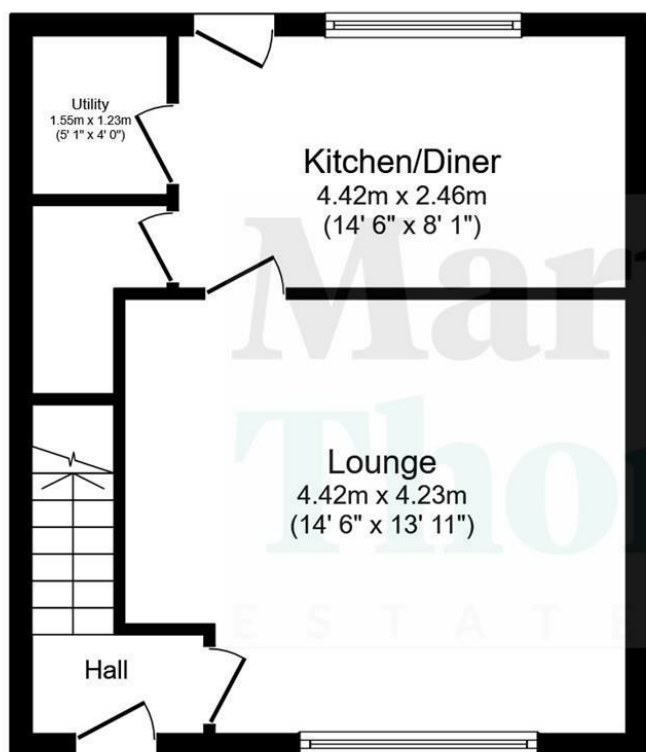
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Cowlersley Lane, Cowersley Huddersfield, Yorkshire

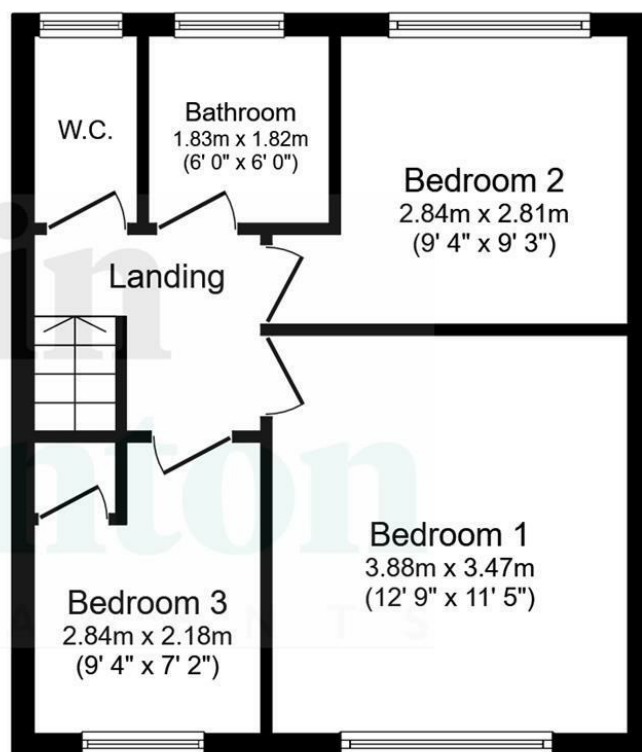
**Offers in the region of
£180,000**

This three-bedroom end of terrace property is presented to a high standard throughout, with a light and bright interior and neutral decor. It is located in a popular area, close to local amenities and schooling. The well-appointed accommodation comprises an entrance lobby, good-sized living room with a gas stove, rear dining kitchen with integrated oven and hob and useful pantry/utility. On the first floor, there are three good-sized bedrooms, bathroom and separate WC. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there are gardens to the front and rear, the rear garden with a patio and lawn. There is a charging point for an electric vehicle.



Ground Floor

Floor area 39.3 sq.m. (423 sq.ft.)



First Floor

Floor area 39.3 sq.m. (423 sq.ft.)

Total floor area: 78.5 sq.m. (845 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

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Details



Entrance Hallway

An external uPVC door with an opaque glazed panel and a matching overlight gives access to the entrance lobby. This has neutral decor, grey carpeting and a radiator. A staircase rises to the first floor accommodation and a door leads into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and is presented to a high standard. The focal point of the room is a Tiger coal effect gas stove, recessed to the chimney breast with a tiled surround and matching raised hearth. There is plenty of space for furniture, a uPVC window, deep cornice coving and a radiator. A door leads into the kitchen.



Kitchen

The kitchen has wall cupboards and base units, granite worktops with matching upstands and a Belfast style sink. There is space for a freestanding cooker with a stainless steel splashback and a canopy style filter hood, and space for a freestanding fridge or freezer. The room can accommodate a bistro style table and has floor tiling, a radiator, a rear uPVC window overlooking the garden and an external uPVC glazed door. Access can be gained to a useful under stairs storage cupboard. Off the kitchen, there is a walk-in pantry/utility.



Pantry/Utility

This has a worktop with space beneath for a fridge or freezer and plumbing for an automatic washing machine. There is a rear uPVC door and a continuation of the floor tiling.

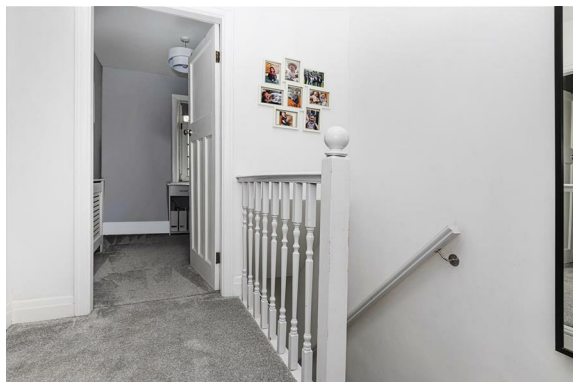
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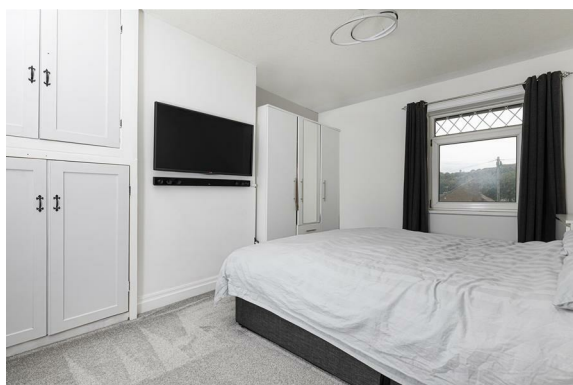
First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing, which provides access to the three bedrooms and bathroom.



Bedroom One

This double bedroom is positioned at the front of the property and has built-in storage cupboards. There is provision for a wall-mounted TV, a uPVC window, space for furniture and a radiator.



Bedroom Two

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



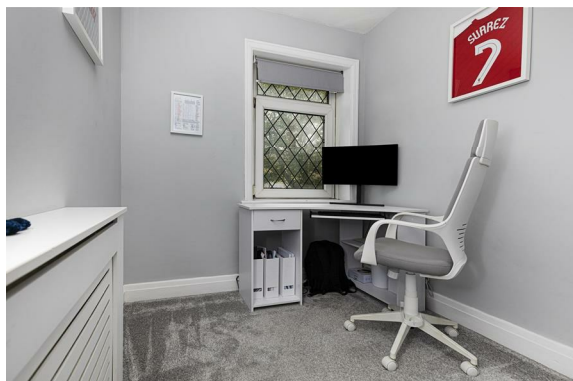
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Bedroom Three

This single bedroom is positioned at the front of the property and has built-in storage above the bulkhead, a uPVC window and a radiator.



Bathroom

The bathroom has a two-piece suite comprising a bath with a curved shower screen, a wall-mounted shower fitting and an overhead waterfall shower fitting, and a pedestal wash hand basin. There is full height tiling around the bath, with half height tiling to the remaining walls and matching floor tiling. The room has ceiling downlighting, an upright chrome ladder style radiator and an opaque uPVC rear window.



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Separate WC

This room has a low-level WC with a continuation of the floor tiling in the bathroom, as well as a tiled window sill to the opaque uPVC window.



External Details

In front of the property, there is a low-level perimeter wall, stone gate posts and a metal gate. The garden has been designed for ease of maintenance with paving and coloured slate, perfect for tubs, pots and planters, etc. There is a paved patio seating area to the rear, with outside lighting and water. Adjoining the patio is a level lawn with perimeter conifer hedging and a timber shed. There is an external charging point for an electric vehicle.



Tenure

The vendor informs us the property is freehold.

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Directions

