

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Lounge

Kitchen

First Floor

Bedroom

Bedroom

Bathroom

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

949 Manchester Road, Huddersfield

BOULTONS



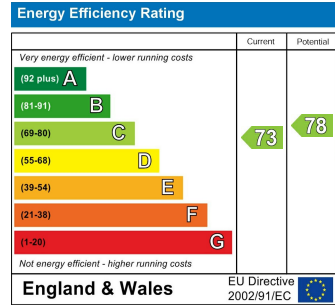
Manchester Road

Cowlersley, Huddersfield, HD4 5TA

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £154,950

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**** A MOVE IN READY HOME *** WITH SOLAR PANELS & A BEAUTIFUL REAR GARDEN ***

A superbly presented 3 bed mid-terrace house offering a delightful blend of modern living and convenience. This property is ideal for first-time buyers and young families seeking a welcoming home.

The interior boasts modern fixtures and fittings, ensuring a stylish and functional living space. Notably, the inclusion of solar panels highlights the property's commitment to energy efficiency, providing both environmental benefits and potential savings on utility bills.

One of the standout features of this home is the superb rear garden, which offers a stunning outdoor space perfect for relaxation or entertaining. Additionally, there is the option for off-road parking if required.

Conveniently located, the property provides easy access to the charming villages of the Colne Valley, making it an excellent choice for those who appreciate both bustling village life and the countryside nearby which surrounds this area. A wonderful opportunity so don't miss the chance to make this lovely house your new home and call now to book your viewing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'11" x 3'7"

With a staircase rising to the first floor and accessed via a composite double glazed front door. There is a central heating radiator with a decorative cover, cloaks hanging and a internal door leading to the lounge.

LOUNGE

14'1" x 12'9" max

Enjoying good levels of natural light via the uPVC double glazed window positioned to the front elevation, light oak style laminate floor covering and a central heating radiator.

KITCHEN

13'9" x 5'10"

Fitted with a range of modern wall and base units in a white colour scheme with post form working surfaces in a wood, butchers block effect which incorporate an inset sink unit and five ring gas hob. The kitchen is further equipped with a fitted oven, provision for a fridge/freezer, plumbing for a washing machine and dishwasher and there is a stainless steel extractor hood over the hob. Positioned to the rear elevation is a composite double glazed stable style door and a uPVC double glazed window which looks out over the rear garden. The floor covering is a laminate slate effect design and you will also find a vertical column radiator, additional storage in the alcove adjacent to the chimney breast and concealed within one of the units is the combination boiler which, we are in formed, is serviced annually.

FIRST FLOOR

BEDROOM 1

12'5" max x 7'6" to the robe

In keeping with the remainder of the property, this room is in good decorative order and there is a central heating radiator and a a uPVC double glazed window positioned to the front elevation. The fitted bedroom furniture comprises contemporary double door fronted sliding robes plus additional recessed storage.

BEDROOM 2

8'10" x 7'10"

Also with a central heating radiator and a a uPVC double glazed window.

BEDROOM 3

8'2" x 6'2" incl bulkhead

With a central heating radiator and a uPVC double glazed window to the front elevation.

SHOWER ROOM

6'2" x 4'7"

Fitted with a shower cubicle, vanity hand wash basin and a low level wc. There are aquaboard style splashbacks, heated towel radiator and a uPVC double glazed window with privacy glass inset.

LANDING

6'10" x 6'2"

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal).

OUTSIDE

With an elevated buffer garden to the front and to the rear is a generous sized garden on the opposite side of an access lane (please note the likelihood of rights of way for neighbours). The garden to the rear is low maintenance although is currently full of the vendor's planted pots. The garden also has power laid on and a shed which may be available, subject to a satisfactory offer. There is a possibility of using this garden area as off

road car parking. This rear space offers a good degree of privacy and is a versatile and attractive area.

AGENTS NOTES

We are informed that the solar panels (not leased) on the property provide an annual income and offers a saving of the occupier's usage, proof of these savings are available upon request.

COUNCIL TAX. BAND A

TENURE

We understand that the property is a freehold arrangement, this should be checked during the conveyancing process.

