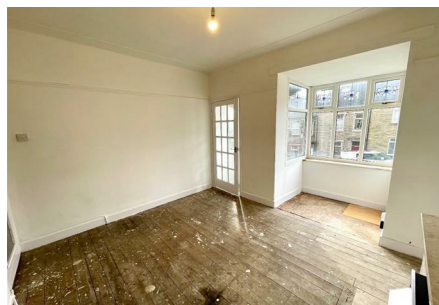




RESIDENTIAL

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32 Cowcliffe Hill Road, Huddersfield, HD2 2PE

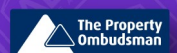
Offers In The Region Of £139,500

LOOKING TO PUT YOUR OWN STAMP ON A TWO DOUBLE BEDROOM PROPERTY? ***PERFECT PURCHASE FOR A FIRST TIME BUYER OR INVESTOR*** ***SPACIOUS LOUNGE & DINING KITCHEN WITH UTILITY*** This mid terrace property is situated in the much sought after location of Cowcliffe, Huddersfield. Located close to local amenities, well regarded schools, excellent transport links to Huddersfield Town centre and good commuter links to the M62 motorway network. The property benefits from gas central heating and double glazing throughout with the accommodation briefly comprising of: Entrance door, inner vestibule, spacious lounge with bay window, well appointed dining kitchen with access to a useful utility room. To the first floor: access to the large attic room, two double bedrooms and a house bathroom. Externally there is a tiered garden to the front, an extensive garden to the rear and on street parking. The property boasts massive amounts of potential and viewing is highly recommended to appreciate the potential of this accommodation has on offer! Book your viewing today and call the agent on 01484 644555!

VIRTUAL VIEWING AVAILABLE SOON ***NO CHAIN***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance door leads to:

INNER VESTIBULE



Entrance vestibule has a twin aspect double glazed window to the front and side aspect. Door leading to:

LOUNGE 14'6 x 12'6 (4.42m x 3.81m)



Spacious lounge with uPVC double glazed bay window to the front aspect allowing an abundance of natural light to fill the room. Featuring a marble fireplace with inset coal effect electric fire, marble back and hearth. Finished with picture rail, T.V point, telephone point and wall mounted gas central heated radiator. Door leading to:

DINING KITCHEN 13'4 x 12'7 (4.06m x 3.84m)



Good sized, well appointed dining kitchen with

uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in White with chrome effect fittings, roll edged laminate working surfaces and tiled splash backs. Incorporating an inset stainless steel sink unit with drainer and mixer tap, integral electric oven and four ring electric hob with stainless steel splash back and extractor hood over. Offering a built-in display unit with cupboards and drawers as well as integrated slimline dishwasher, ample room for a fridge freezer, dining table and chairs. Finished with coved ceiling, wall mounted gas central heated radiator and wood effect laminate flooring. Door leading to:

UTILITY ROOM 8'4 x 4'9 (2.54m x 1.45m)



Useful utility room which houses the combi-boiler with uPVC double glazed window and door leading to the rear garden Plumbing for an automatic washing machine and space for a tumble dryer. Finished with tiled flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing. Doors leading to:

HOUSE BATHROOM 8'3 x 4'10 (2.51m x 1.47m)



Partly tiled, house bathroom with uPVC opaque window to the rear elevation. Featuring a three piece suite in white with chrome effect fittings. Comprises of: panelled bath with electric shower over and hot and cold taps, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator:

BEDROOM ONE 14'6 x 12'6 (4.42m x 3.81m)



Good sized primary bedroom with uPVC double glazed windows overlooking the front aspect. Featuring built-in wardrobes to one wall with vanity dresser. Finished with wall mounted gas central heated radiator:

BEDROOM TWO 12'5 x 10'8 (3.78m x 3.25m)



Second double bedroom with uPVC window

overlooking the rear aspect. Featuring bulk head storage, access to the loft space via pull down ladder and finished with wall mounted gas central heated radiator:

ATTIC SPACE 13'6 x 12'10 (4.11m x 3.91m)



Large attic space with twin double glazed velux windows overlooking the rear aspect. An ideal space for storage:

EXTERNALLY



Externally the property boasts tiered, hardstanding garden to the front aspect with steps leading to the front entrance and on street parking. To the rear is an extensive, mainly laid to lawn garden as well as a hardstanding patio area, paved path and steps, finished with fenced boundaries. An ideal space for the keen gardener to put their stamp on with scenic views:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: St Patrick's Catholic Primary Academy, Birkby Junior School, The Mount School, Ashbrow School, Brambles Primary Academy, North Huddersfield Trust School, Fixby Junior & Infant School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for the detail.

Tenure

This property is Leasehold (TBA)

Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8203-2342-6002-0029-8706>

KEY FACTS FOR BUYERS

https://sprift.com/dashboard/property-report/?access_report_id=3278271

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any

discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

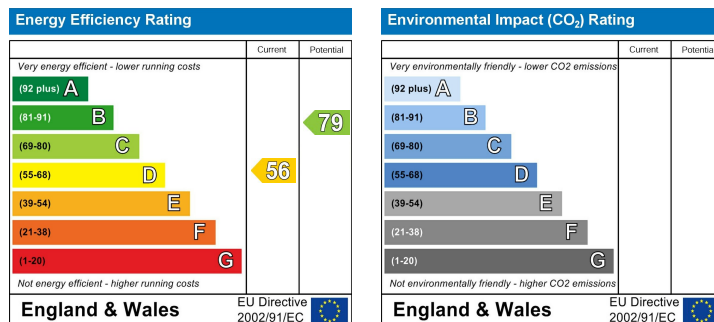
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Floor Plan

Energy Efficiency Graph



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