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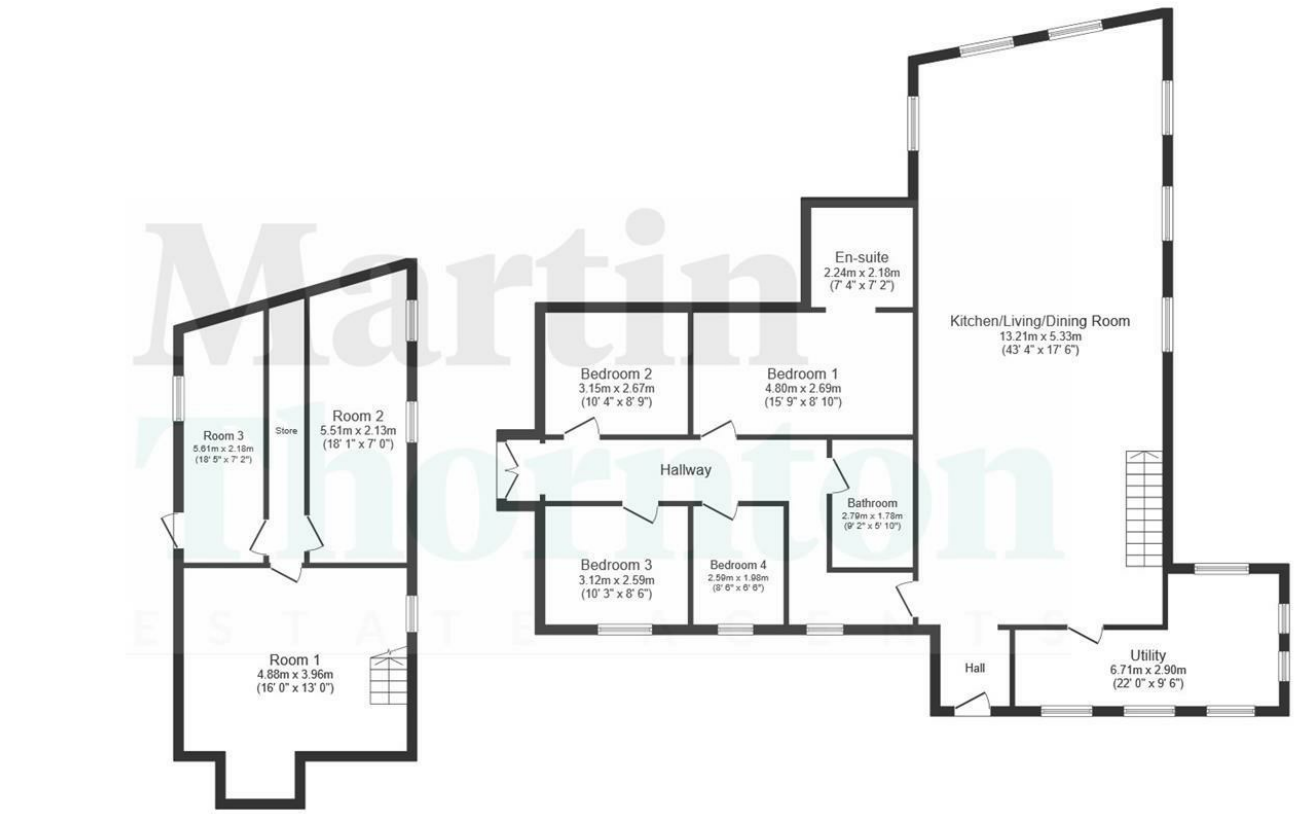
South Cross Road, Cowcliffe
Huddersfield,

Offers over £500,000

Dating back to 1836, formerly a Wesleyan Chapel, this property has been reimagined and redesigned as a fabulous four-bedroom family home. The accommodation is principally on one level with a lower ground floor offering three further rooms, albeit only with external access at present, offering excellent potential for one's own requirements, subject to any permissions or consents. The interior has a wonderful high ceiling presented to a very high standard with a neutral colour scheme. It maximises natural lighting with large windows taking in long distance views from its elevated position. The accommodation comprises an entrance hallway, superb open-plan living/dining kitchen, which certainly has the wow factor, with integrated Neff appliances, utility with space for further appliances, master bedroom with luxurious en suite shower room, three further bedrooms and house bathroom. As mentioned, the lower ground floor comprises three rooms, all with radiators, uPVC windows. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are perimeter low-level walled gardens, predominantly designed for ease of maintenance with gravelled areas. Steps lead down to the lower ground floor accommodation. There is an extensive, tarmacked parking area, which could be partly converted to extra garden or garaging, subject to necessary permissions or consents.

South Cross Road, Cowcliffe
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Floorplan



Total floor area: 194.9 sq.m. (2,098 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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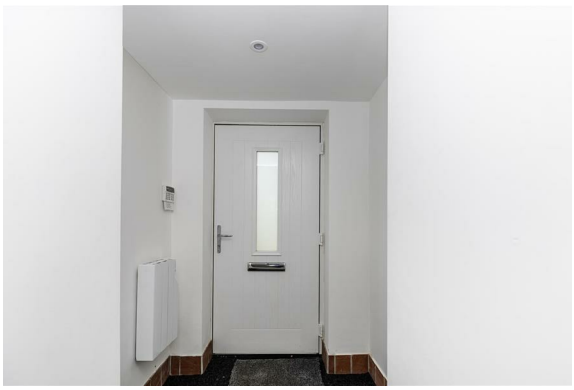
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Details

Entrance Hallway

Double uPVC doors with opaque glazing give access to the entrance hallway, which has a wonderful high ceiling, neutral decor, ceiling downlighting and a radiator. This is a most impressive entrance to the property. It continues around in an L-shaped manor and has a large uPVC double-glazed window. A sturdy oak door leads into the open-plan living/dining kitchen.



Living/Dining Kitchen

This room certainly has the wow factor and is best demonstrated by a combination of the photography and floor plan. It has a high ceiling, neutral decor and large uPVC double-glazed windows to three elevations, flooding it with an abundance of natural light. The living area has long distance views looking back towards the National Park and Castle Hill in the distance. It has grey carpeting, a log effect electric fire and large stylish radiators. The kitchen and dining areas have grey laminate flooring and plenty of space for a formal dining table. The kitchen area is certainly the heart of the home with a large central island unit with Quartz worktops extending to create a substantial breakfasting area, beneath which is extensive storage within soft-close drawers. The island incorporates a Neff ceramic hob, with a filter hood in a contrasting colour. There is extensive storage within wall and base units on either side, with matching Quartz worktops and upstands, and a one-and-a-half bowl sink with a single drainer and adjoining grooved draining area. There are side-by-side Neff fan ovens, one of which incorporates a warming drawer, a side-by-side fridge and freezer, Neff dishwasher and a wine rack and cooler. The utility has space for further appliances. Above the island unit, there is a stylish light fitting, along with ceiling downlighting throughout this large, impressive open-plan room. An oak door leads into the utility.



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Utility
The utility has a continuation of the flooring, units to high and low levels and a wood block effect worktop, beneath which there is space for additional appliances such as a washing machine or condensing dryer. It has a sink unit with a single drainer and ceiling downlighting. This room enjoys a triple aspect with uPVC windows to three elevations. It has ceiling downlighting and a radiator.



Entrance Vestibule
Off the kitchen area, there is an additional entrance vestibule with its own composite and opaque glazed external door and an electric wall-mounted heater.

Bedroom One
This double master bedroom has neutral decor, grey carpeting and a high ceiling with downlighting. The uPVC window enjoys a view towards Castle Hill. There is plenty of space for furniture, a radiator and access to an en suite shower room.



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En Suite Shower Room

This room has a large shower cubicle with a sliding door, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a rectangular wash hand basin with storage beneath, a low-level WC, a rectangular illuminated mirror and recessed shelving, perfect for toiletries, bedding, etc. There is tiling to the walls and floor, an extractor fan, ceiling downlighting and a grey ladder style radiator.



Bedroom Two

This double bedroom has neutral decor, grey carpeting and a high ceiling with downlighting. It has a uPVC window with a view towards Castle Hill and a radiator.



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Bedroom Three
This double bedroom has neutral decor, grey carpeting and a high ceiling with downlighting. It has a uPVC window and a radiator.



Bedroom Four
This single bedroom would make a perfect home office or study. It has neutral decor, grey carpeting and a high ceiling with downlighting. There is a uPVC window and a radiator.



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House Bathroom

The stylish house bathroom has a white three-piece suite comprising a P-shaped bath with curved shower screen, waterfall style shower fitting and hand-held shower attachment; a rectangular wash hand basin with drawers beneath and a low-level WC. There is appropriate tiling to the walls and floor, a high ceiling with downlighting, an extractor fan and a ladder style radiator.



Lower Ground Floor

Accessed externally, the lower ground floor offers further potential, subject to any necessary permissions or consents. Buyers may see this as a perfect home working space, play room, gaming room or even the potential to create further living accommodation. It comprises three rooms, the larger of which has a uPVC window to the side elevation and a radiator. Rooms two and three are of a similar size. At one point, this lower ground floor was accessible from the floor above, when it was a Wesleyan Chapel. Room two has two side uPVC windows and a radiator. Room three, the initial entrance area to this floor, is of a similar size and has a uPVC window. It houses the boiler for the central heating system and has a radiator. All three rooms have been redecorated and offer excellent potential with power, lighting, sockets, windows and radiators.



External Details

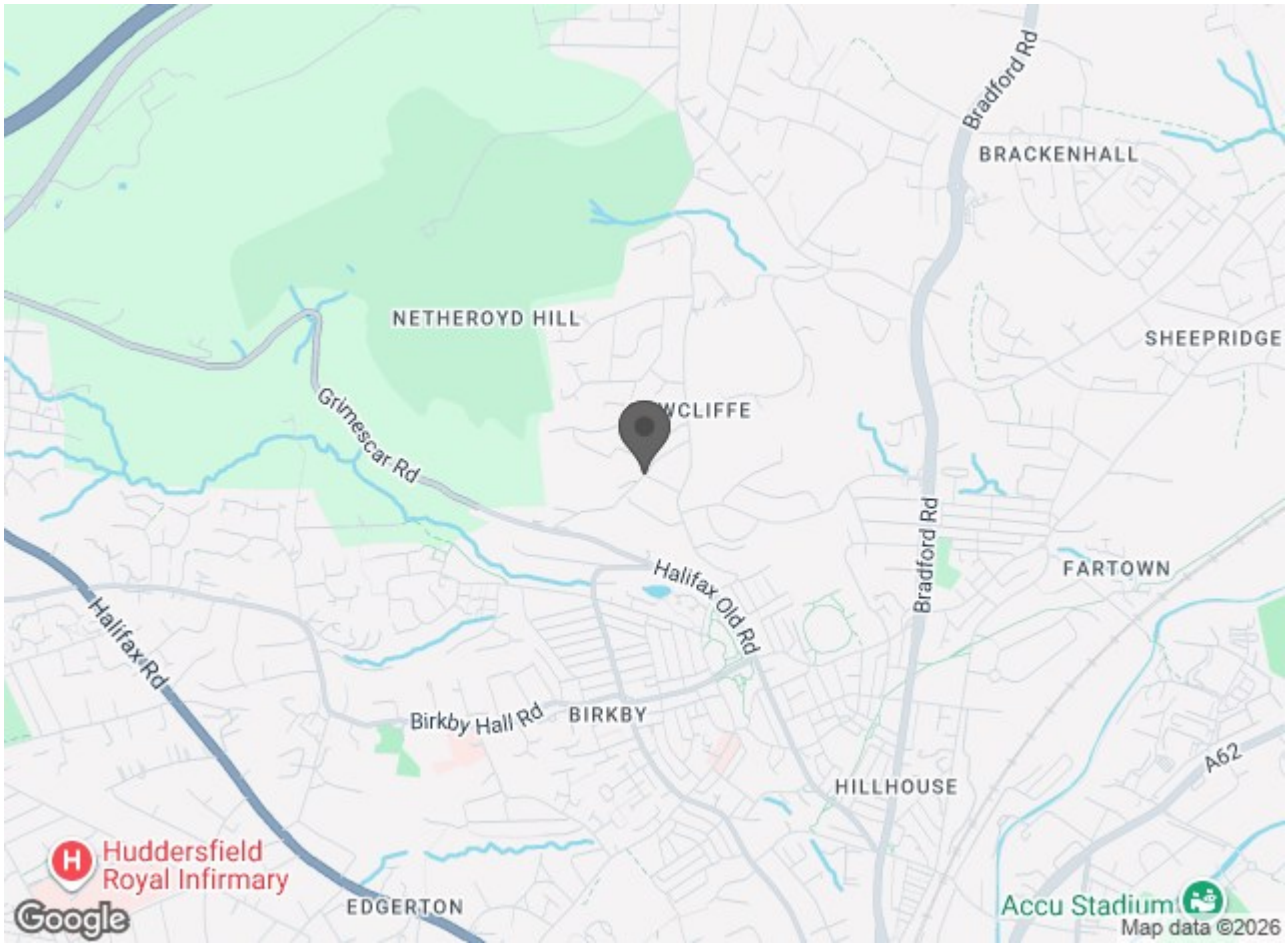
Perched upon the hillside, the property enjoys fabulous long distance views. There are perimeter low-level walled gardens, predominantly designed for ease of maintenance with gravelled areas. Steps lead down to the lower ground floor accommodation. There is an extensive, tarmacked parking area, which could be partly converted to extra garden or garaging, subject to necessary permissions or consents.

Tenure

The vendor informs us that the property is freehold.

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Directions



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