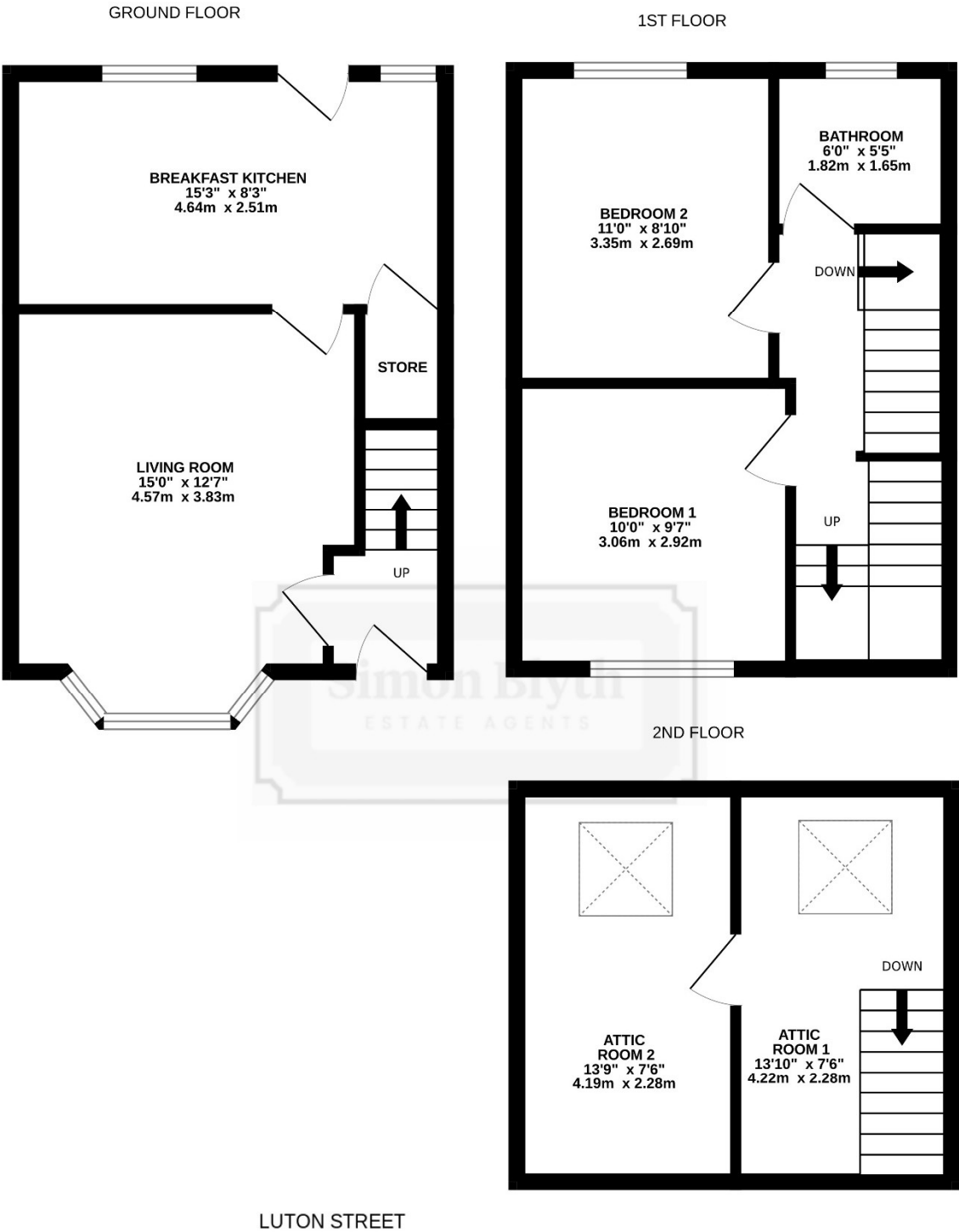




18 Luton Street, Cowlersley, HD4 5UQ



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PROPERTY DESCRIPTION

A well-presented bay fronted stone built inner through terrace house with 2 parking spaces at the front and a pleasant rear garden.

The property would make an ideal first-time purchase and has accommodation served by a gas central heating system with hive, uPVC double glazing and briefly comprising to the ground floor, entrance lobby, bay fronted living room with wood burning stove and dining kitchen. First floor landing leading to 2 bedrooms and modern bathroom. Second floor 2 interconnecting attic rooms each having a Velux window.

There are shops locally and in neighbouring Milnsbridge, schools and accessible for the M62.

Offers Around £165,000

GROUND FLOOR

Entrance Lobby

With a uPVC and frosted double glazed door with a frosted uPVC double glazed window over all of which provide this area with natural light. There is a central heating radiator, grey oak effect laminate flooring which continues through into the living room and a staircase rising to the first floor.

Living Room

Measurements- 15'0" x 12'7"

A comfortable and well-proportioned reception room which has a walk-in bay with uPVC double glazed windows providing plenty of natural light, there is a central heating radiator, ceiling light point, two wall light points, grey oak effect laminate flooring and as the main focal point of the room and housed within the chimney breast there is a Dartmoor Wood Eco wood burning stove which rests on a flagged hearth with an oak mantle over. From the living room a door gives access to the dining kitchen.



Dining Kitchen

Measurements- 15'3" x 8'3"

This is situated to the rear of the property and has a uPVC double glazed window looking out over the garden together with an adjacent timber and frosted double glazed door with timber and glazed window above and frosted uPVC double glazed window to the side. There are two ceiling light points, useful storage cupboard beneath the stairs, blue slate effect laminate flooring and fitted with a range of matt grey base and wall cupboards, drawers, contrasting overlying timber effect worktops with tiled splashbacks, inset one and half bowl single drainer sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel and curved glass extractor hood over, electric fan assisted oven beneath and with under counter space for a washing machine and tumble dryer. To the right-hand side of the door there are fitted cupboards which house a gas fired central heating boiler.



First Floor Landing

With two ceiling light points, staircase rising to the second floor with storage cupboards beneath. From the landing access can be gained to the following rooms: -

Bedroom One

Measurements- 10'0" x 9'7"

This has a uPVC double glazed window enjoying a pleasant aspect over the rooftops, there is a ceiling light point, central heating radiator and chimney breast.



Bedroom Two

Measurements- 11'0" x 8'10"

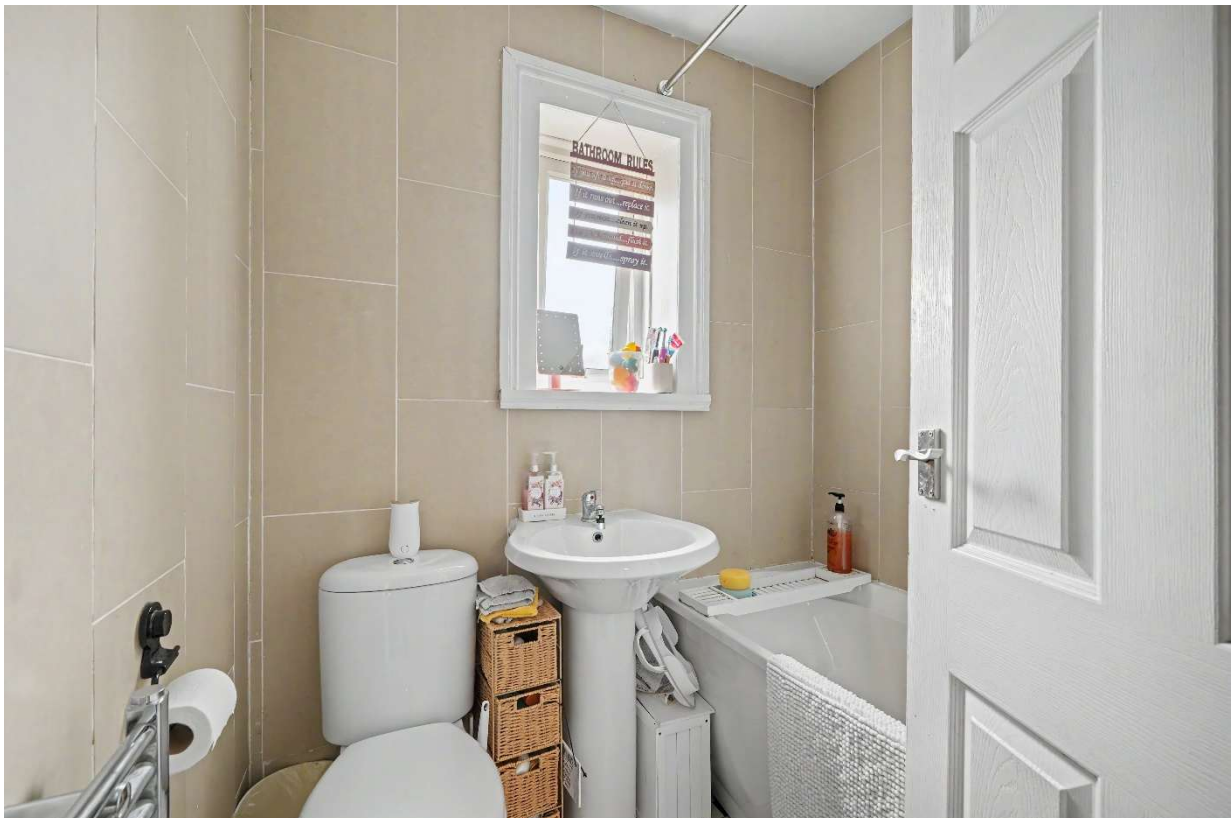
With a uPVC double glazed window looking out over the rear garden, there is a ceiling light point and a central heating radiator.



Bathroom

Measurements- 6'0" x 5'5"

With a frosted uPVC double glazed window, inset ceiling downlighters, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c. and a panelled bath with a chrome shower fitting over.



Second Floor

Attic Room One

Measurements- 13'10" maximum x 10'6"

This has a pitched beamed ceiling with restricted head height beyond the beams, there are inset ceiling downlighters, Velux double glazed window and laminate flooring. From here a door gives access to attic room two.

Attic Room Two

Measurements- 13'9" x 7'6"

Once again this has a pitched beamed ceiling with a restrictive head height beyond the beams, there are inset ceiling downlighters, Velux double glazed window and laminate flooring.



Outside

Parking

To the front of the property there is a concrete and gravelled parking area for two cars side by side.

Gardens

To the front of the property there is an area of crushed blue slate and planted flowers to one border. To the rear there is an area of timber decking together with outside cold water tap and beyond the decking there is a lawned garden with planted flowers and shrubs to the borders, flagged patio in the top right-hand corner and timber hand gate giving access to a pedestrian lane.



ADDITIONAL INFORMATION

Additional Details

Central heating- The property has a gas central heating system with Hive

Double glazing- The property has uPVC double glazing mentioned

Council Tax Band- A

Tenure- Leasehold- for the remainder of 999 years from 29/09/1936 with an annual ground rent of £1.50 paid to estates and management.

Directions- Using satellite navigation enter the postcode HD4 5UQ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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