



**Cowcliffe Hill Road, Huddersfield, HD2 2PG**

**welcome to**

## **Cowcliffe Hill Road, Huddersfield**

A beautifully presented detached home in Cowcliffe, offering three bedrooms, spacious living areas, low-maintenance gardens, private parking and a car port. Close to schools, amenities and M62 links, it's ready to move into with room to make it your own.



**Lounge**

12' 8" x 12' 7" ( 3.86m x 3.84m )

**Kitchen**

14' 6" x 12' 2" ( 4.42m x 3.71m )

**Conservatory/Dining**

11' 2" x 10' 2" ( 3.40m x 3.10m )

**Bedroom One**

12' 9" x 9' 10" ( 3.89m x 3.00m )

**Bedroom Two**

11' 3" x 9' 10" ( 3.43m x 3.00m )

**Bathroom**

5' 10" x 4' 8" ( 1.78m x 1.42m )

**Loft Room**

15' 7" x 15' 7" ( 4.75m x 4.75m )

**En-Suite**

8' 9" x 4' 2" ( 2.67m x 1.27m )

**Agents Note**

The seller had advised that they have not paid ground rent or service charges in their time of occupancy and is not aware of any restrictions on use. We recommend that your conveyancer makes all necessary enquiries on your behalf.



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## Cowcliffe Hill Road, Huddersfield

- Detached family home
- Spacious living areas
- Two well-sized bedrooms
- Convenient kitchen
- Low-maintenance gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118881 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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