

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



## **Cowrakes Road, Lindley Huddersfield, Yorkshire**

**Offers over £150,000**

This two double bedroom first floor apartment is one of just six properties. It has a designated parking space and use of visitor parking. The property is positioned midway between the shopping centre at Salendine Nook and Lindley Village, and would make an ideal commuting location. It offers a light and bright interior with neutral decor and carpeting. The accommodation comprises a communal entrance hallway, apartment hallway with storage cupboard, good-sized living room with Juliette style balcony, kitchen with integrated appliances, two double bedrooms and a well-appointed bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is provision for parking and use of the communal gardens. The apartment has the advantage of vacant possession.



Floor Plan

Floor area 64.4 sq.m. (693 sq.ft.)

Total floor area: 64.4 sq.m. (693 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](http://www.Propertybox.io)

# Cowrakes Road, Lindley Huddersfield, Yorkshire

## Details



### Entrance

A communal entrance door with an entry phone system gives access to the hallway. From here, steps lead up to the first floor where the apartment can be found.

### Hallway

The entrance hallway has a uPVC window, a useful storage cupboard and a radiator. Within the hallway is the entry phone system for the communal door.



### Living Room

This good-sized square room is light and bright with two windows to the front elevation and side Juliette style doors looking back towards Lindley, with the golf course in the distance. The room shape and dimensions mean that it can easily accommodate a good amount of furniture. It has neutral decor and two radiators.



# Cowrakes Road, Lindley Huddersfield, Yorkshire

## Details



### Kitchen

The kitchen has wall cupboards and base units with working surfaces and a stainless steel sink with tiled surrounds. Integrated appliances comprise a fridge, freezer, washing machine, Bosch four-ring gas hob and matching canopy style filter hood and a Bosch electric oven. Concealed is the boiler for the central heating system. The room can accommodate a small dining/bistro style table. It has a uPVC window, oak style laminate flooring and a radiator.



### Bedroom One

This good-sized double bedroom is positioned at the rear of the property and has plenty of space for furniture. It has a uPVC window and a radiator.





# Cowrakes Road, Lindley Huddersfield, Yorkshire

## Details



### Bedroom Two

This slightly smaller double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a uPVC window and a radiator.



### Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a shower over, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls and a large fixture mirror. The room has ceiling downlighting, an extractor fan and an upright ladder style radiator.



### External Details

Looking at the front of the building, on the right-hand side are numbered parking spaces and visitor parking spaces. There is also a bin store and use of the communal gardens.

### Tenure

The vendor informs us the property is Leasehold

# Cowrakes Road, Lindley Huddersfield, Yorkshire

Directions

