



34 Cowcliffe Hill Road, Huddersfield, HD2
Huddersfield

Offers in the Region of
£169,950



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situated in the highly sought-after location of Cowcliffe Hill, this beautifully presented two-bedroom end-terrace property offers stylish, modern living throughout and is ready for immediate occupation.

Immaculately maintained by the current owners, the accommodation briefly comprises a cosy and inviting living room with space for a wood-burning stove, creating the perfect focal point for relaxing evenings. To the rear is a contemporary kitchen diner, offering an excellent space for both everyday living and entertaining.

To the first floor are two generous double bedrooms and a modern house bathroom, all finished to a high standard.

Externally, the property benefits from attractive gardens to both the front and rear, with the large rear garden providing a fantastic outdoor space for families, gardening enthusiasts, or al fresco dining during the warmer months.

Combining modern interiors, generous outdoor space, and a desirable location, this superb home is ideal for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Entrance Hallway

Enter via a PVCu door into the hallway with a PVCu privacy window to the side and solid wood flooring. Access to the living room and kitchen/diner. Carpeted stairs rise to the first floor.

Kitchen/Diner

To the rear of the property is this contemporary kitchen/diner with laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a free-standing double electric oven with gas hob, an extractor, a fridge/freezer and a 1.5 stainless steel sink and drainer under twin PVCu windows overlooking the rear garden. Ample space for a dining table. There is a decorative cast iron fireplace making an ideal focal point and a walk in storage cupboard. Access to the utility.





Utility

A useful utility with laminate flooring, feature panelling, shelving and laminate worksurfaces,. There are two undercounter spaces, one with plumbing for a washing machine. PVCu window and PVCu door to rear garden.

Living Room

To the front is the living room with solid wood flooring, an inglenook fireplace with wood mantel and slate hearth, an ideal space for a wood burning stove. A PVCu bay window provides plenty of natural light and fabulous views across to Castle Hill.

Landing

Carpeted stairs rise to the first floor accommodation. Access to both bedrooms and house bathroom. Access to the loft, which could be converted into another bedroom, subject to planning permission.

Bedroom One

To the front is a spacious double bedroom with feature panelling and fireplace. PVCu window to front elevation and splendid views across to Castle Hill.

Bedroom Two

A second double bedroom with two PVCu windows, one to the side and one to the rear.

House Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin with vanity unit and a bath with overhead shower. Benefitting from a chrome towel rail and a PVCu privacy window to rear.

Exterior

To the front of the property is a three tiered garden with decorative gravel and slate. Benefitting from fabulous views to Emley Moor and Castle Hill. Access down the side to the rear of the property, which has a patio area and steps leading up to the lawn, again with those stunning views.







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