

96 Cowlersley Lane,
Cowlersley HD4 5UE

OFFERS AROUND
£135,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS TWO BEDROOM MID TERRACE, BACK TO BACK PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION OVER FOUR FLOORS, A STYLISH LIVING KITCHEN, GARDEN WITH A SUMMERHOUSE AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a upvc stable door into this welcoming entrance hallway. A door leads to the living kitchen and a staircase with characterful arch and a timber balustrade ascends to the first floor landing.

LIVING KITCHEN 17'6" max x 14'10" max

This stylish living kitchen has a range of grey wall and base units with undercounter lighting and a composite sink and drainer with mixer tap over. The kitchen benefits from a four ring electric hob with extractor above, electric oven, fitted dishwasher and room for a freestanding fridge freezer. An inset fireplace with a stone mantle and hearth gives a lovely focal point to the room and there is space for living and dining furniture. A large window gives a view out to the garden, laminate flooring flows underfoot and doors open to the cellar steps, to the entrance hall and an external door opens to the side of the property.





CELLAR 20'7" max x 14'11" max

Located on the lower level and accessed from the living kitchen is this great space which has a utility area with a sink, plumbing for a washing machine, space for a dryer and an extra fridge freezer. Ideal for storage or ripe to renovate into further accommodation such as a kitchen, teenage retreat, gym or games room.



FIRST FLOOR LANDING

Stairs ascend to the first floor split landing with louvre style storage and doors lead through to a bedroom, the house bathroom and a staircase gives access to the attic bedroom.

BEDROOM ONE 14'11" max x 9'6" max

This generous double bedroom has a view over the garden and benefits from two sets of integrated louvre style storage and hanging cupboards and has ample space for freestanding bedroom furniture. A door leads on to the landing.



BATHROOM 9'1" apx x 6'4" apx

This attractive bathroom is fitted with a white suite, including a bath with shower over and glass screen, a pedestal hand wash basin and a low level W.C. The room is partially tiled, has contrasting tile flooring underfoot and an obscure window allows natural light to flow through the space. A door leads to the landing.



ATTIC BEDROOM 21'0" max x 9'5" max

Nestled in the eaves, this spacious double bedroom has space for freestanding bedroom furniture. A velux window gives pleasant rooftop and countryside views and a staircase with a timber balustrade descends to the first floor landing.



GARDEN AND PARKING

A well maintained garden offers a range of spaces to enjoy, a lawn area and a good sized decorative pebble patio adjoins the property offering entertaining space and for Al fresco dining with ample room for garden furniture. To the rear of the garden is a fantastic timber summerhouse which offers a peaceful retreat.

The property has on street parking.





***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

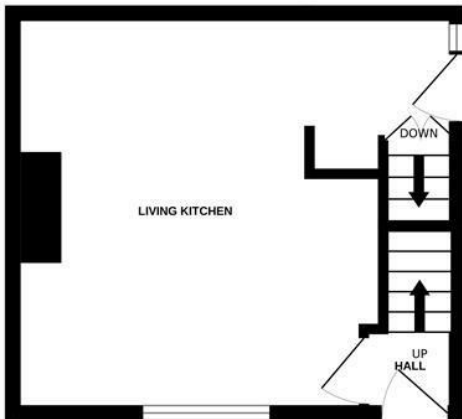
PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

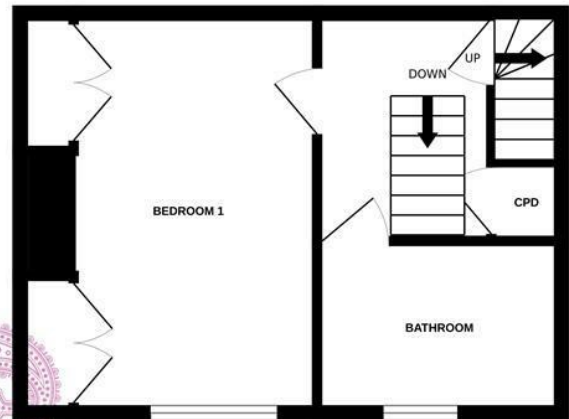
SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

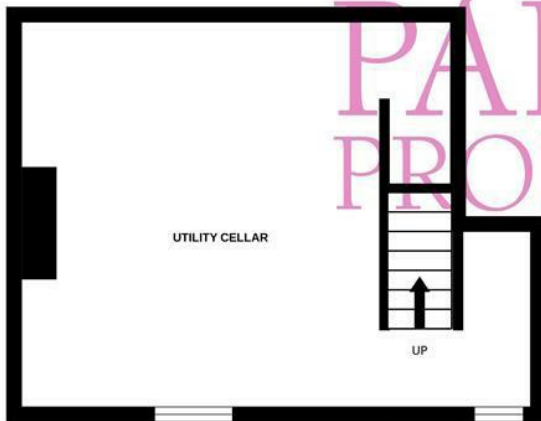
GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	88

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PROPERTIES