

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 119 Netheroyd Hill Road

Cowcliffe, Huddersfield, HD2 2LX

£825

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## Entrance Vestibule

Enter the property through a PVCu door with glass panelling into the entrance vestibule. Stairs rise to the first floor accommodation and access to the living room.

## Living / Kitchen

An open plan kitchen/living room with a wall mounted electric fire making an ideal focal point. The kitchen has matching wall and base units, laminate worktops and a stainless steel sink and drainer. Integrated appliances comprise of; an electric oven, a hob, an extractor and a wine cooler. There is space for two freestanding appliances, one with plumbing for a washing machine. An internal door leads down to the cellar.

## Cellar

## Landing

Access to both bedrooms and the house bathroom.

## Bedroom One

A double bedroom benefiting from a large built in wardrobe. PVCu window to front elevation.

## Bedroom Two

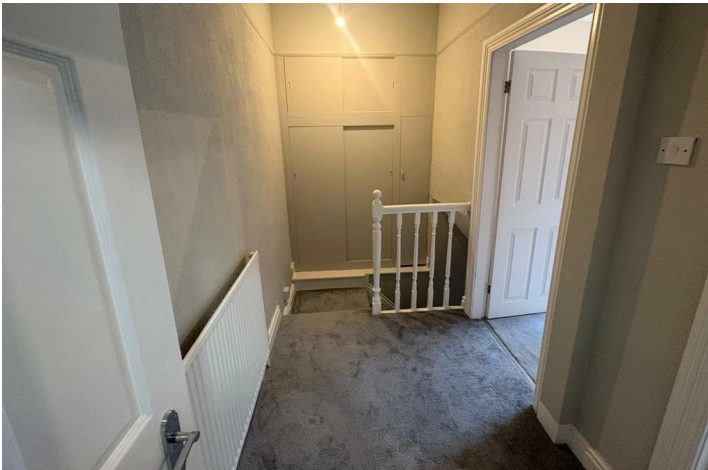
A single bedroom with a PVCu window to the front.

## House Bathroom

A house bathroom with acrylic panelling and vinyl flooring. Comprising of; a WC, a wash basin and a bath with overhead shower and glass screen.

## Exterior

To the front of the property is an enclosed gravelled yard. On street parking.



Road Map



Hybrid Map



Terrain Map



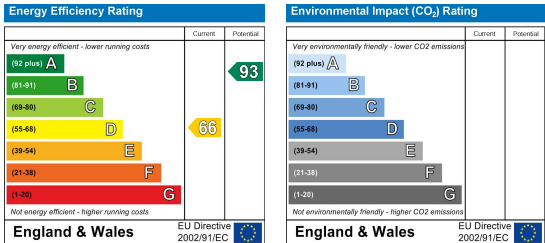
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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