

Peter David

Properties Ltd

Residential Sales and Lettings



270 Cowcliffe Hill Road

Fixby, Huddersfield, HD2 2NE

Offers in the region of £325,000



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Entrance Hallway

Enter via a composite door with glass privacy side panel into this L-shaped hallway with tiled flooring. Benefiting from an understairs storage cupboard. Access to kitchen/diner, living room, bedroom and bathroom. Stairs lead down to a composite door leading out to the side access.

Kitchen/Diner

To the front of the property is the kitchen/diner with tiled flooring, wood matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level double electric oven, a five ring gas hob, an extractor and a 1.5 ceramic sink and drainer. There are two free standing spaces for appliances, both with plumbing, and ample space for a family dining table. There are twin PVCu windows overlooking the front garden which provides plenty of natural light. Wooden and glass sliding doors lead through to the living room.

Living Room

A spacious living room with a marble fireplace and hearth housing an electric fire making and ideal focal point. PVCu patio doors lead out to this raised decked balcony and fantastic far reaching views. Access to kitchen.

Ground floor Bedroom Three

A useful ground floor bedroom with tiled flooring and fitted wardrobes. PVCu window overlooks the rear garden and benefit from these far reaching views.

Ground floor Bathroom

A modern fully tiled bathroom with tiled flooring. Comprising of: a concealed cistern WC, a wash basin with vanity unit, a bath with shower attachment and a

shower cubicle with glass door. Benefiting from a large storage cupboard, a chrome towel rail and an illuminated mirror.

Landing

Stairs rise to the first floor accommodation with undereaves storage. Access to both bedrooms and bathroom

Bedroom One

A spacious double bedroom with fitted wardrobes. PVCu window to rear elevation and far reaching views.

Bedroom Two

A second double bedroom with fitted wardrobes. PVCu window to front elevation.

Bathroom

A fully tiled bathroom with laminate flooring. Comprising of: WC, a wash basin with vanity unit and a shower cubicle with glass door. PVCu privacy window to rear elevation.

Exterior

This property sits on a large plot and has the potential to extend to the rear and side (STPP). There is also the potential to convert the garage and workshop underneath the house to provide further living space. To the front of the property is a private and enclosed garden with a paved pathway to the door, patio areas and two large lawns.

To the side is a tarmac driveway with off road parking for four/five cars leading to the underneath garage and workshop which benefits from electrics and lighting.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand

to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective

buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



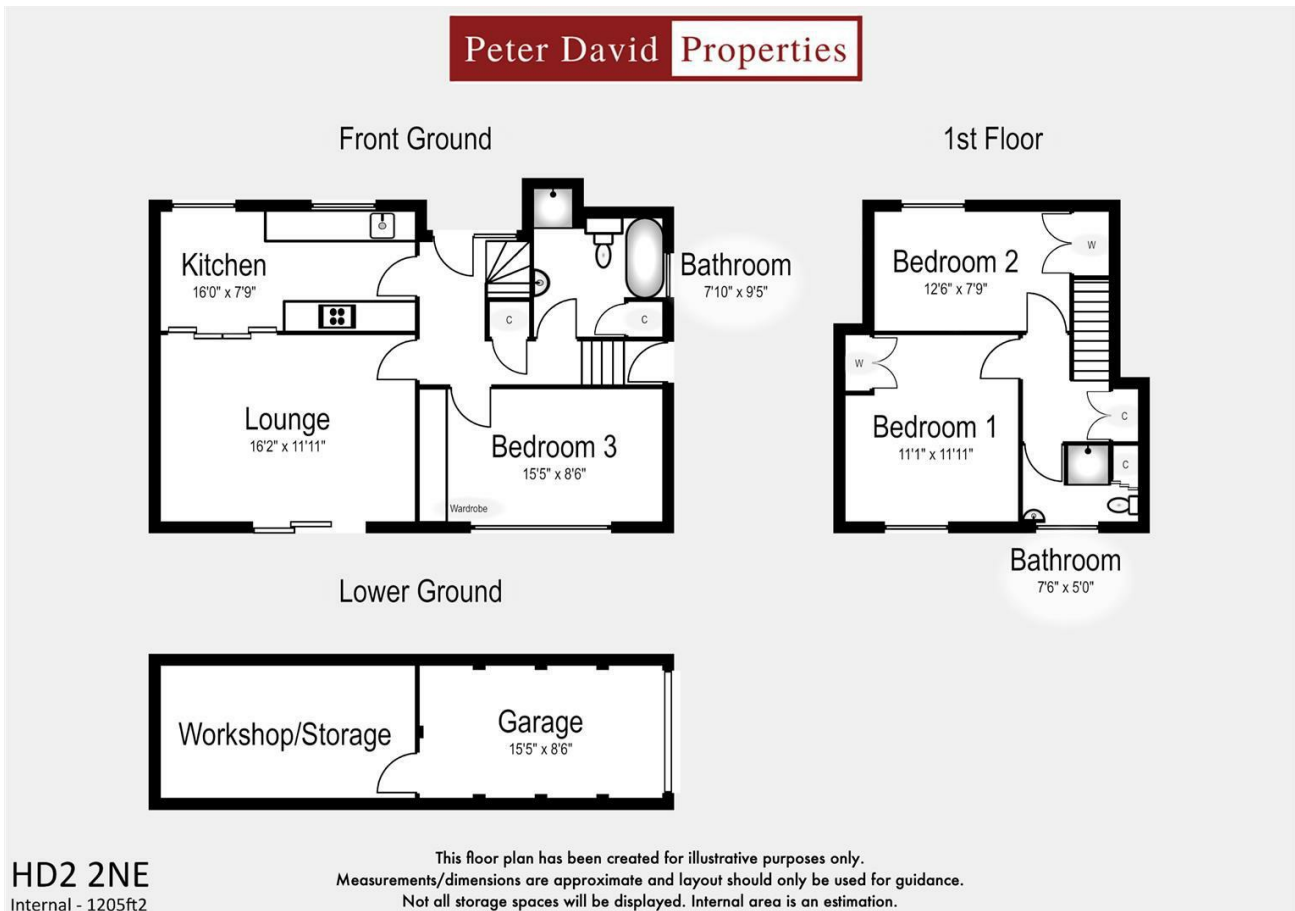
Hybrid Map



Terrain Map



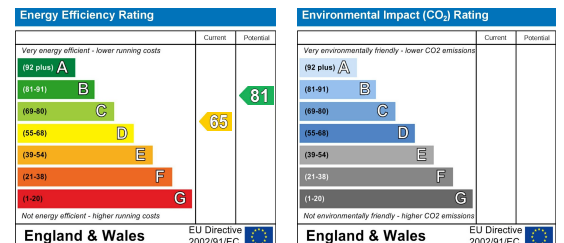
Floor Plan



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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