

Peter David

Properties Ltd

Residential Sales and Lettings



179 Cowcliffe Hill Road

Huddersfield, HD2 2NR

Price guide £87,500



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Entrance Porch

Enter through a wood door into this useful porch, terracotta tiled flooring, and window to the side and rear.

Entrance hallway

Accessed via a wood door from the porch the stairs rise to the first floor accommodation. The hallway benefits from a neutral carpet which extends throughout the property, also providing access to the living room.

Living Room

A light and spacious living room with feature electric fire and tiled surround. Door leads into the kitchen. PVCu window to the rear

Kitchen

A compact kitchen with matching wall and base units and laminate work-surfaces, comprising: gas oven, fridge and inset stainless steel sink and drainer with tiled splash-back. Access to the cellar. PVCu window to the side

Cellar

Leading from the kitchen down stone steps the cellar is the full footprint of the first floor, it would provide an ideal space to create a large kitchen/diner. PVCu window to the rear

Landing

Providing access to the first floor accommodation this landing benefits from large built in storage units and access to the loft hatch.

Bedroom One

A good sized double bedroom with PVCu window to the rear elevation.

Bedroom Two

A second bedroom with built in storage cupboards and PVCu window to the rear elevation.

Bathroom

A partially tiled house bathroom which comprises: a three piece suite including a bath with shower over head, hand wash basin and W.C Dark grey tiled effect vinyl flooring.

Exterior

Externally this property benefits from a garden to the rear with patio and grassed area. Additionally there is a piece of land which provides off road parking for one car, this piece of land is leased from Kirklees council for a fee of £83 per year.

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.

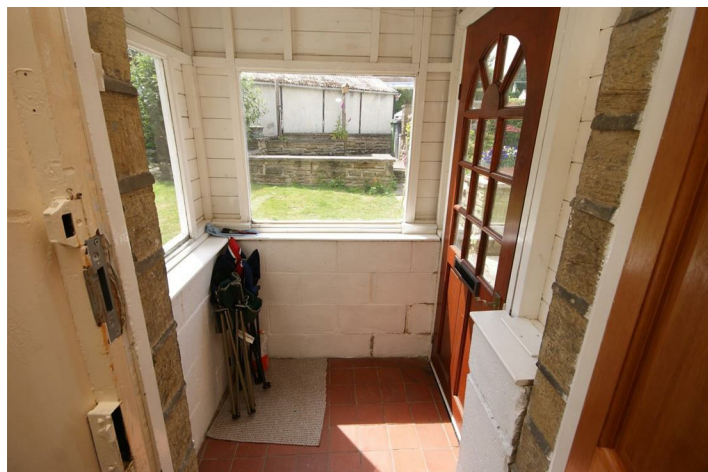
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



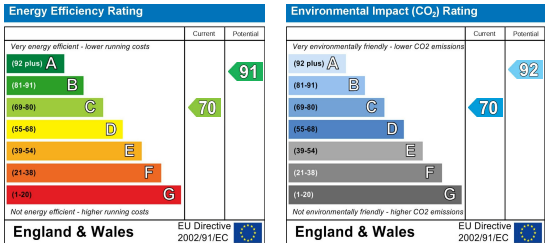
Floor Plan



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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