Peter David Properties Ltd

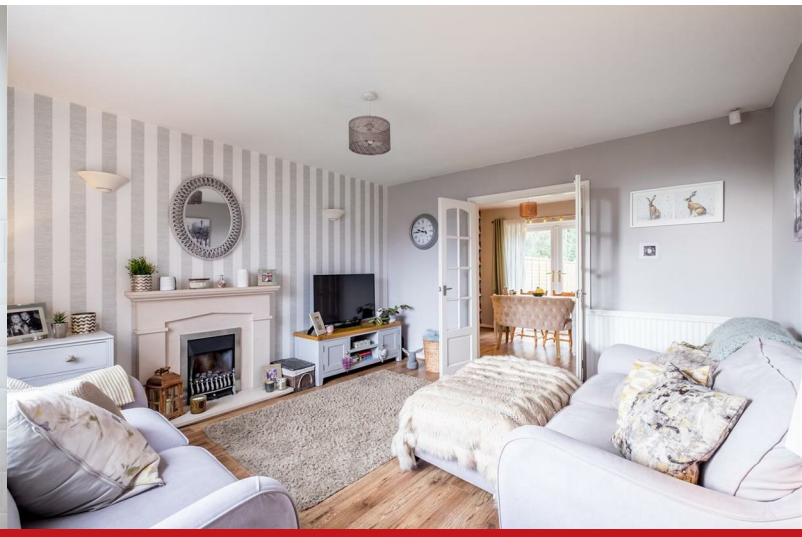
Residential Sales and Lettings

6 Highcliffe Avenue

Cowcliffe, Huddersfield, HD2 2NS

Offers over £190,000

3 1 2 D



6 Highcliffe Avenue

Cowcliffe, Huddersfield, HD2 2NS

Offers over £190,000

Entrance Hallway
Accessed via a composite front door with a frosted PVCu window to the side into this light and airy entrance hallway. There is ornate vinyl tiles to the floor and an under stairs storage cupboard providing a useful storage space. The hallway provides access to the living room, kitchen, WC and there are stairs rising to the first floor.

Ground floor WC
A useful, partially tiled ground floor WC with corner hand basin. Also benefiting from vinyl floor tiles and a privacy PVCu window to the side aspect.

Living Room
A well appointed living room featuring a gas fire set in a limestone fireplace. There is plenty of natural light from a large PVCu window to the front aspect and double glass doors leading through into the dining room. Laminate flooring flows throughout.

Dining Room
Situated at the rear of the property, this dining room features PVCu double doors leading out into the garden and access to the kitchen.

Kitchen
A well proportioned kitchen with a PVCu window overlooking the rear garden. This modern kitchen features dark blue base units and grey wall units, marble effect laminate worktops, tiled splash backs and vinyl floor tiles. Integrated appliances comprise; an oven, a gas hob, an extractor fan, a dishwasher and a fridge freezer. There is also plumbing for a washing machine and a stainless steel sink and drainer. Additionally there is a large storage cupboard and a composite side door providing access to the rear garden.

Landing
Spacious landing providing access to all bedrooms and house bathroom. There is a PVCu window to the side aspect and also a large storage cupboard above the stairs. A loft hatch allows access to a partially boarded loft space.

Master Bedroom
This generous master bedroom benefits from floor to ceiling wardrobes with mirrored sliding doors and a PVCu window to the front elevation allowing plenty of natural light.

Bedroom Two
A second double bedroom with a large mirrored wardrobe and a PVCu window overlooking the rear garden.

Bedroom Three
A single bedroom with a PVCu window to rear.

Bathroom
A fully tiled house bathroom comprising; a WC and wash basin set in a vanity unit and a bath with overhead shower and glass shower screen. There is a PVCu privacy window to the side elevation.

Exterior
Externally this property benefits from gardens to both the front and rear. To the front there is a large lawn with a stone path running to the property, there is also a driveway (with parking for up to two cars) leading up to a single detached garage. To the rear there is a large, enclosed garden with a small patio area, large lawn and decking with a surrounding timber fence and woodland views.

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

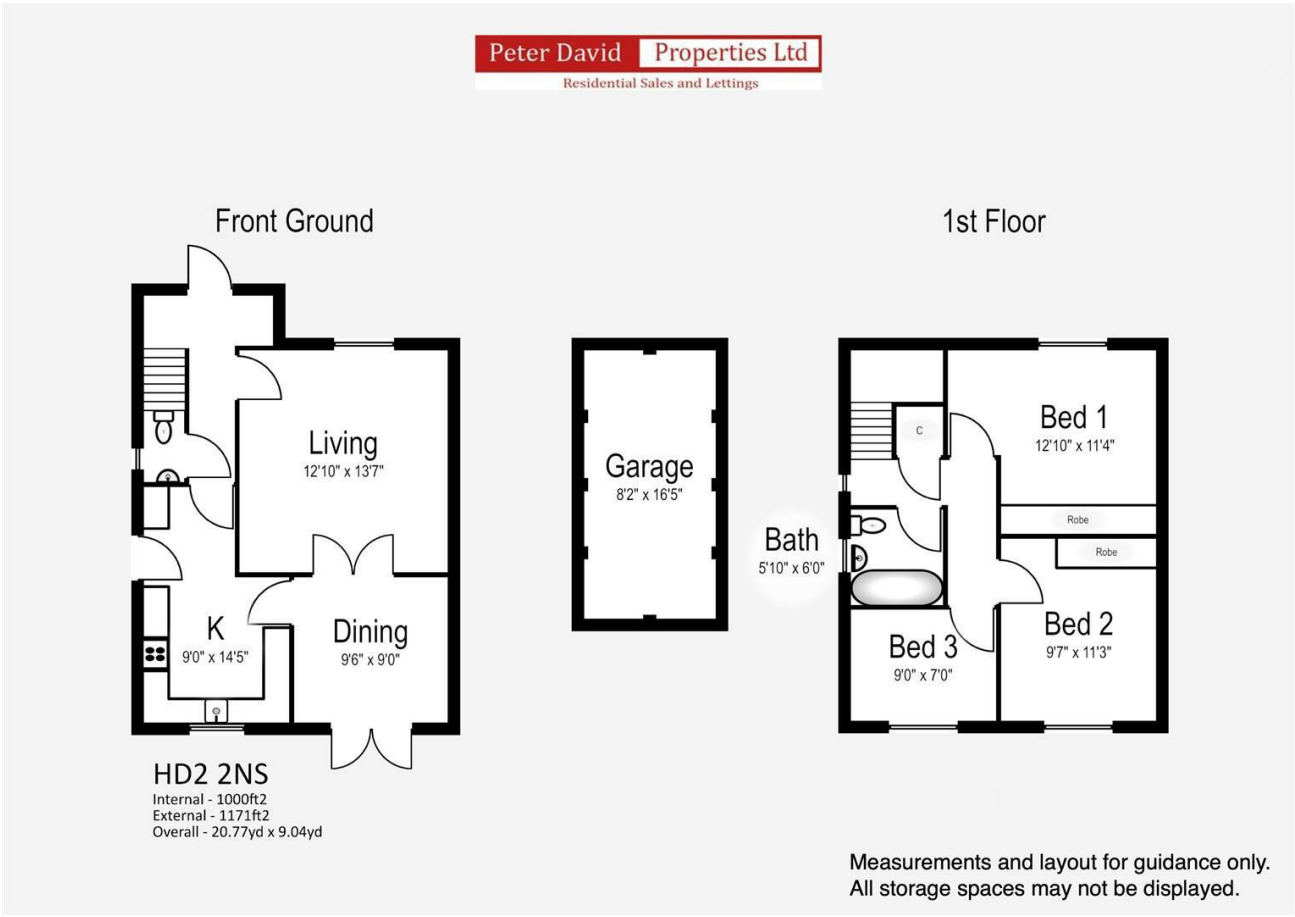
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

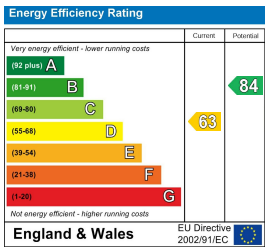
Floor Plan

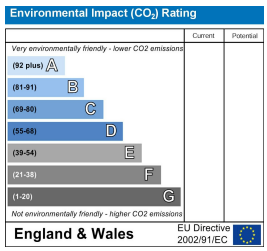


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk