



24 Windsor Road, Cowlersley, Huddersfield, HD4 5UF
£165,000

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NO UPPER CHAIN

This 2 bedroom semi-detached property, is situated in this popular residential locality, approximately 2.5 miles from Huddersfield town centre. With gas fired central heating and uPVC double glazing, the property has formal accommodation across 2 levels, with an additional basement which provides a utility and store room.

Externally there is a driveway and off road parking to the front, single garage to the rear, as well as gardens to both the front and rear.



GROUND FLOOR:

Enter the property through a side entrance porch, with uPVC double glazed external door.

Side Porch

8'11" x 5'11" (2.72m x 1.80m)

With uPVC double glazed windows to both the front and rear and an additional rear access door which leads into the rear garden.

Inner Hallway

Lounge

14'0" x 11'5" (4.27m x 3.48m)

Having a uPVC double glazed bay window to the front, central heating radiator, 3 wall light points, and a gas and coal effect living flame fire.

Kitchen

13'11" x 11'11" (4.24m x 3.63m)

With a range of matching wall and base units, laminated work surfaces and a built-in gas hob with oven and overhead extractor fan and light. There is an asterite sink unit with mixer taps and side drainer, uPVC double glazed window and a central heating radiator.



LOWER GROUND FLOOR:

Utility Room

14'0" x 12'0" (4.27m x 3.66m)

Having a ceramic sink unit and plumbing for a washing machine.

Store Room

13'8" x 11'4" (4.17m x 3.45m)

FIRST FLOOR:

Landing

Bedroom 1

12'10" x 11'8" (3.91m x 3.56m)

With a uPVC double glazed window, central heating radiator and built-in wardrobes.

Bedroom 2

14'0" x 8'6" (4.27m x 2.59m)

With a central heating radiator, uPVC double glazed window and loft access with retractable ladder.



Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, hand wash basin and panelled bath. There are part tiled walls and a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a low maintenance garden with side driveway. To the rear of the property there is a lawned garden and detached single garage.

Garage

16'0" x 9'0" (4.88m x 2.74m)

With an up and over door, together with an additional side access door.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

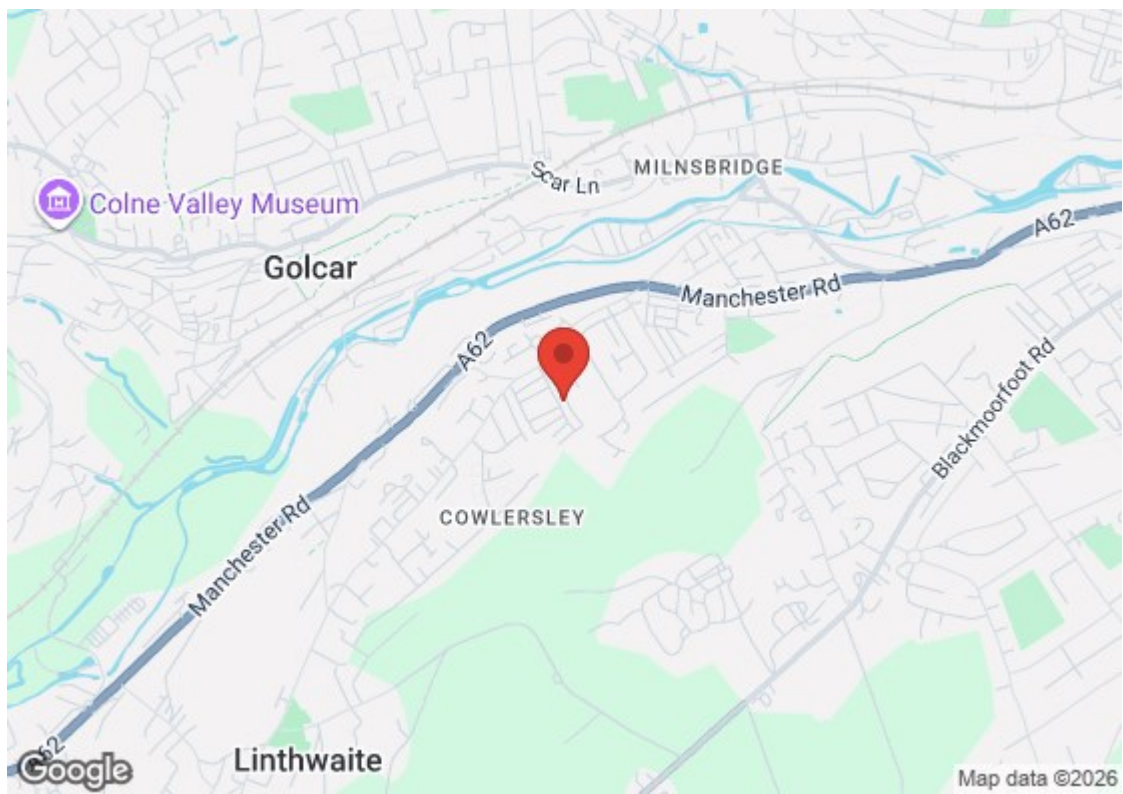
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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