



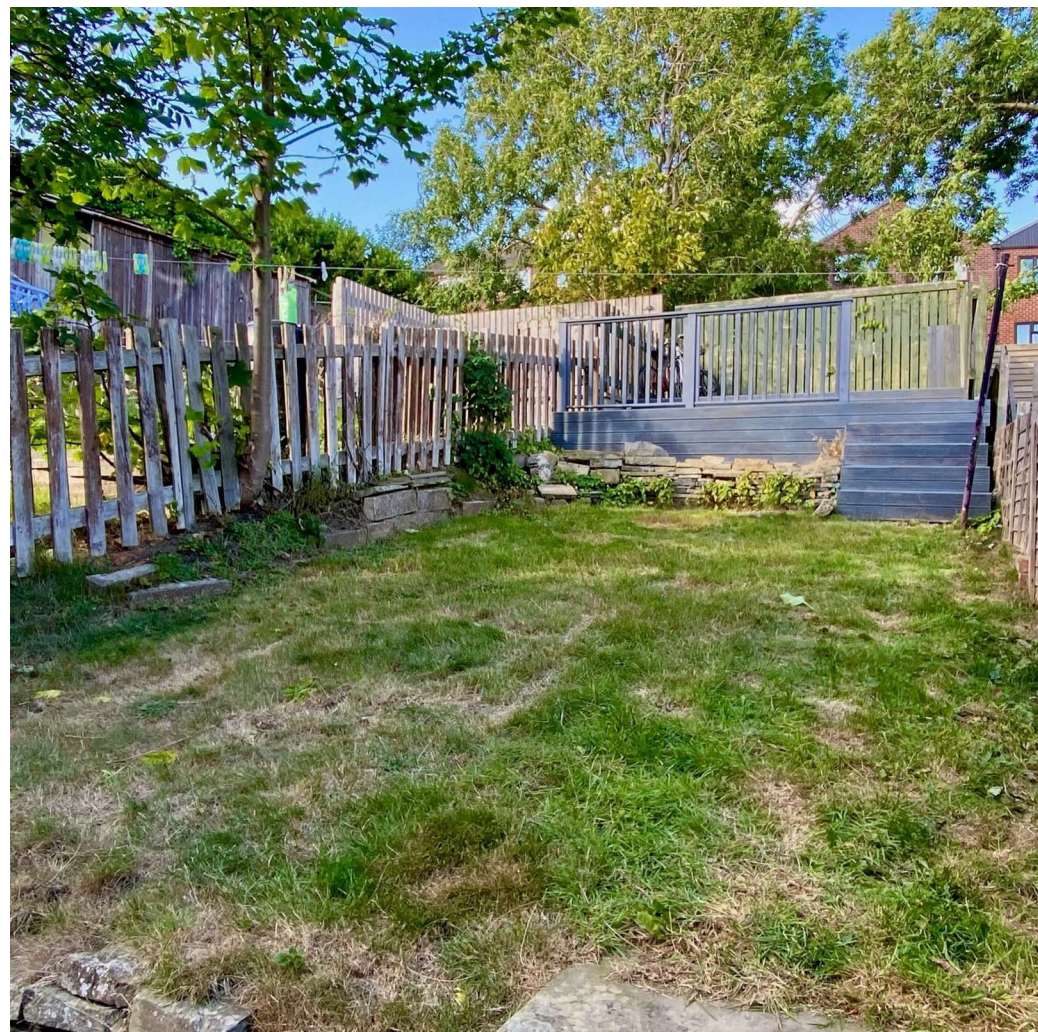
38 Cowcliffe Hill Road, Cowcliffe, Huddersfield, HD2 2PE

£157,950

bramleys

This 2 bedroom through terrace property would make an ideal purchase for a first time buyer or young and growing family. Boasting an entrance porch, lounge, dining room and separate kitchen, 2 double bedrooms, bathroom and useful attic room which makes an ideal home office. The property also benefits from uPVC double glazing, modern central heating boiler and gardens to front and rear, with the rear garden being larger than expected and having a rear decked area which enjoys distant views. Located in the residential area of Birkby with Huddersfield town centre approximately 1 mile away, most daily requirements can be found within Birkby and Fartown nearby. An early internal viewing is highly recommended to appreciate the quality of the accommodation on offer.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

Porch

Where there is a double glazed window and inner door to the lounge.

Lounge

12'5 x 10'4 (3.78m x 3.15m)

The lounge has a fireplace surround, a central heating radiator and uPVC double glazed window to the front.

Dining Room

12'5 x 11'6 (3.78m x 3.51m)

This spacious second reception room has access to the under stair store, a central heating radiator, fitted cupboard within one alcove and a uPVC double glazed window to the rear.

Kitchen

8'4 x 7'11 (2.54m x 2.41m)

Comprising a range of wall and base units with working surfaces over, sink unit, integrated oven and gas hob, extractor hood, integrated washing machine, space for a tall fridge freezer and the modern central heating



boiler. There is also a uPVC double glazed window overlooking the rear garden, part tiled walls and an external timber door to the side elevation.

FIRST FLOOR:

Landing

Having a built in cupboard and staircase rising to the attic room with storage beneath.

Bedroom 1

14'4 x 10'8 max 8'9 to robe doors (4.37m x 3.25m max 2.67m to robe doors)

This spacious double room has a uPVC double glazed window to the front, fitted 5 door wardrobes with storage above, dressing table and a central heating radiator.

Bedroom 2

9'0 x 9'0 (2.74m x 2.74m)

This second double room has a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising bath with overhead shower with separate mixer tap shower attachment and glass screen, WC and pedestal wash hand basin. There is also a chrome ladder style radiator, tiling to the walls and floor and a uPVC double glazed window.





SECOND FLOOR:

Attic Room

12'11 x 9'1 extending to 13'2 (3.94m x 2.77m extending to 4.01m)

This useful space makes a great home office, having eaves storage, power, lighting and Velux window.

OUTSIDE:

There is a gated garden to the front and an elevated larger, lawned garden to rear accessed via steps.

There is timber decking which enjoys distant views to the back of the garden.

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.

DIRECTIONS:

Leave Huddersfield via St. Johns Road, proceed through the traffic lights and continue along Wheathouse Road which in turn becomes Grimescar Avenue, follow this road until its conclusion. Take a right hand turning into Halifax Old Road and take the first left into Cowcliffe Hill Road. Follow this road up the hill and the property can be found on the right hand side.

TENURE:

Leasehold - Term: 999 years from 25/03/1939 Rent: TBC

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

Band A


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.

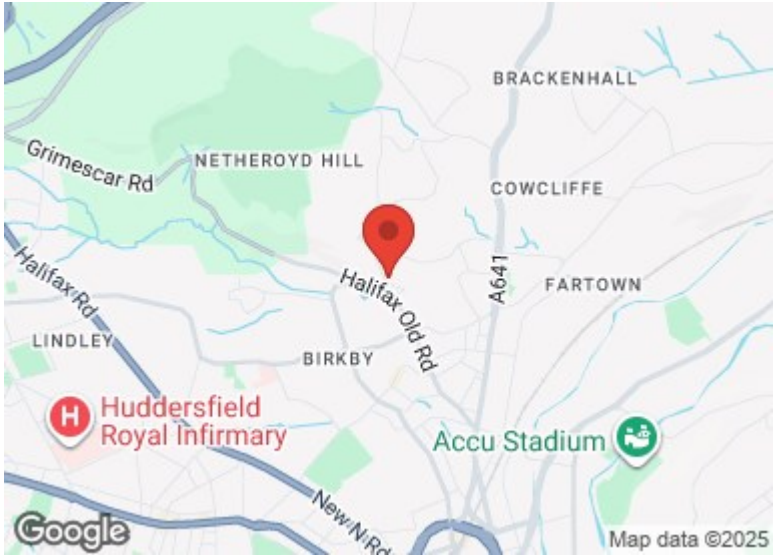


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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:

- 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.
- 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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