



138 Cowlersley Lane, Cowlersley, Huddersfield, HD4 5UJ
£98,000

bramleys

This unique 1 bedroom terraced bungalow, would make an ideal 'lock up and leave' or an ideal purchase for those looking to downsize. Being offered with no vendor chain and vacant possession, the property has also recently been re-decorated throughout with new carpets/vinyl flooring laid.

Providing double glazing, gas fired central heating and accommodation comprising: entrance vestibule, lounge, separate kitchen, double bedroom, 3 piece bathroom and a utility/store room to the rear. Externally there are low maintenance flagged areas to both front and rear.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC entrance door.

Entrance Vestibule

A further door gives access to the lounge.

Lounge

13'10" x 11'11" (4.22m x 3.63m)

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

Kitchen

11'1" x 5'9" (3.38m x 1.75m)

Fitted with a range of wall and base units with working surfaces over, a gas hob with extractor hood over, integrated oven, stainless steel sink unit and space for an under counter fridge. There is also a central heating radiator and uPVC double glazed window to the front.

Inner Hallway

Having a fitted hand rail to the wall and 2 steps leading to the bathroom and bedroom.

Bathroom

The bathroom has a 3 piece suite comprising bath with mixer tap shower attachment over, low flush WC, wash basin and cupboard housing the central heating boiler (installed Nov 2023). Also having a sealed unit double glazed window to the rear.

Bedroom

11'5" x 9'10" (3.48m x 3.00m)

This double room has a central heating radiator and a sealed unit double glazed window to the rear. A solid timber door gives access to the utility/store to rear.

Utility/Store

17'1" x 4'8" (5.21m x 1.42m)

Having plumbing for a washing machine, additional sink and a central heating radiator. This room gives access to the rear yard.

OUTSIDE:

There is a low maintenance garden to the front and paved yard to rear.



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 Manchester Road (A62) passing through the traffic lights at Longroyd Bridge. At the traffic lights in Cowlersley turn left onto Cowlersley Lane and the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX 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.

VIEWINGS:

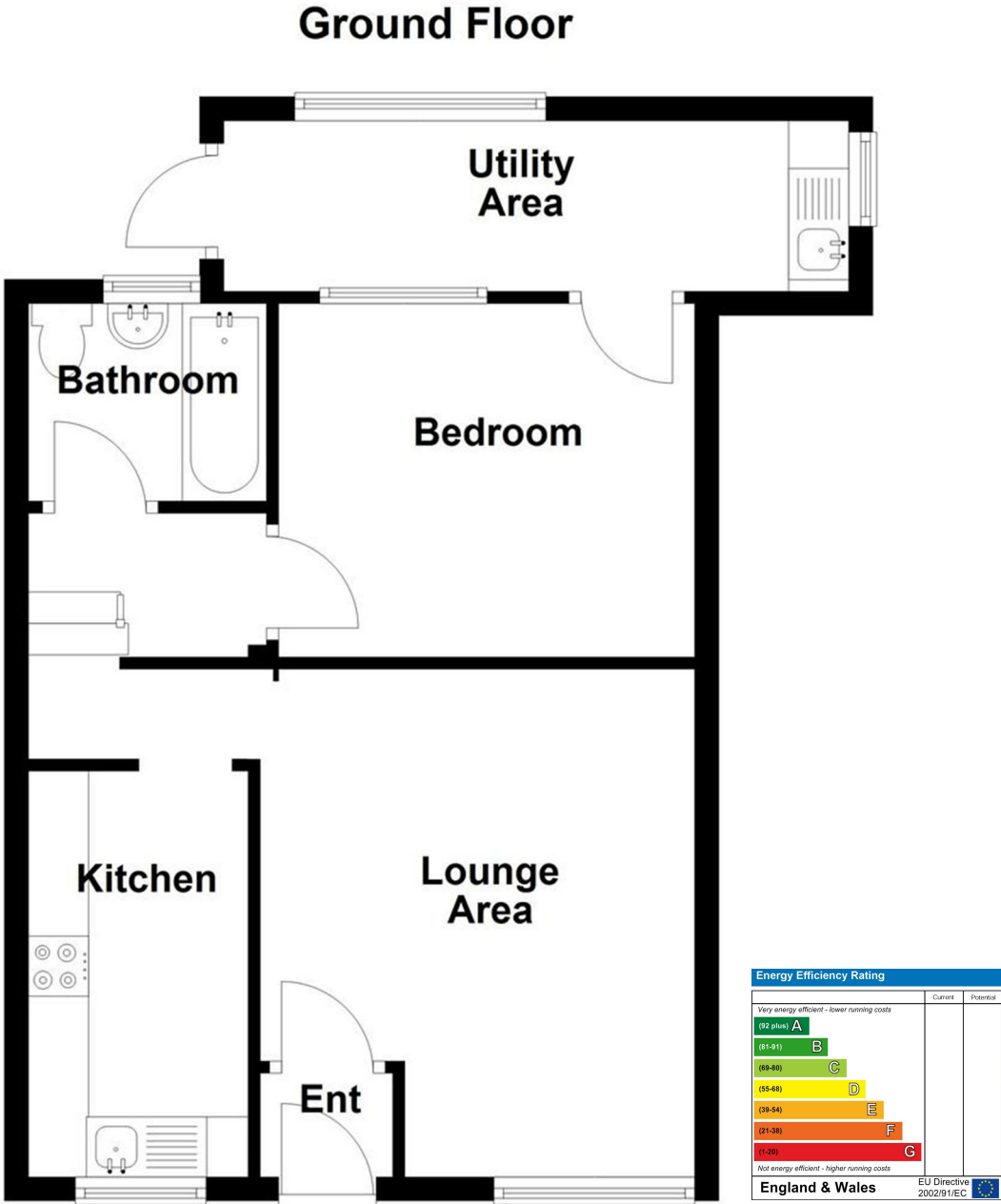
Please call our office to book a viewing on 01484 530361.

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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