122 Cowlersley Lane, Cowlersley, Huddersfield, HD4 5UJ

Offers Over £130,000

bramleys

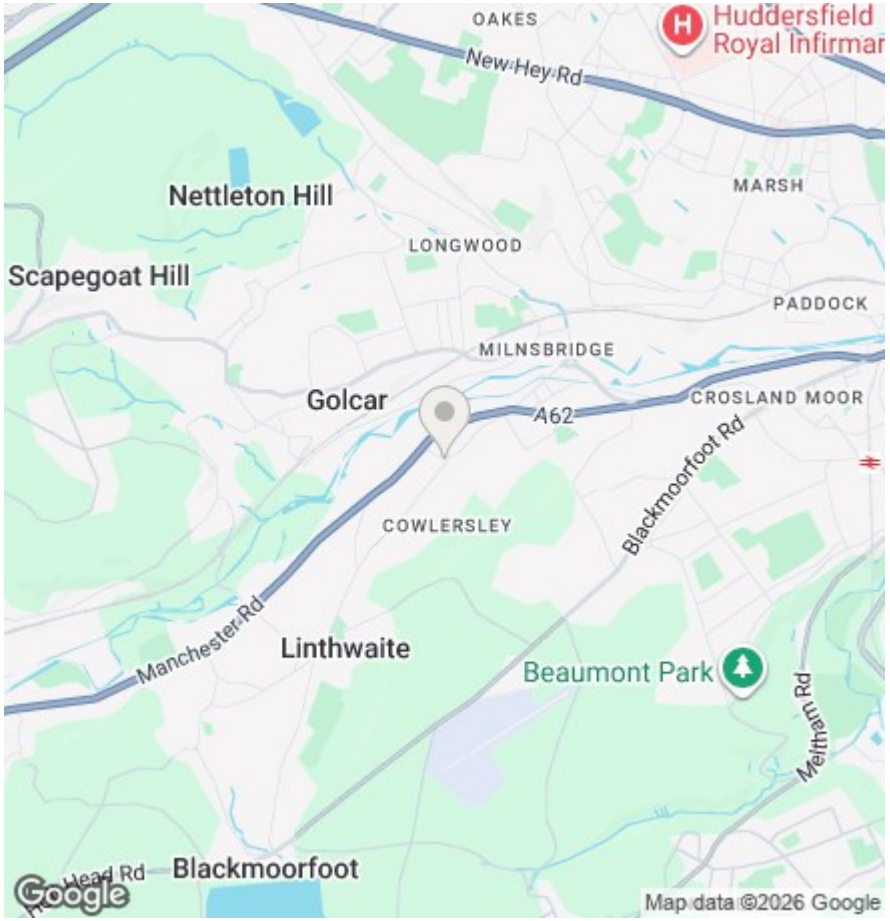
This charming Grade II listed cottage offers a perfect blend of character and modern comfort. Featuring two DOUBLE BEDROOMS and being offered for sale with NO VENDOR CHAIN & VACANT POSSESSION.

An entrance vestibule provides space to store coats and shoes and leads into the lounge which has a feature exposed stone chimney breast with stove, traditional beams and a stone mullion window.

The kitchen has been recently updated with a new electric hob and replacement door fronts and gives access to the rear garden.

This property would be an ideal purchase for a first time buyer/landlord and truly needs to viewed to fully appreciate.

Energy Rating: D



GROUND FLOOR:

Entrance Vestibule

A solid timber door gives access to an entrance vestibule which has a timber door accessing the lounge. The vestibule provides storage space for shoes and coats.

Lounge

12'8" x 16'4" max / 13'5" min (3.86m x 4.98m max / 4.09m min)

The main focal point of this room has to be the feature exposed stone chimney breast with stove, there is an open staircase leading to the first floor, wall light points and a sealed unit double glazed window to the front with stone mullions. There are beams to the ceiling and a central heating radiator.

Kitchen

13'6 x 6'10 (4.11m x 2.08m)

Having a feature exposed stone wall and external door leading to the rear garden. The kitchen door fronts have been recently replaced and comprise a range of wall and base units with working surfaces over and tiling to the walls, there is a newly fitted electric hob, extractor hood, stainless steel sink unit and space for a washing machine. A sealed unit double glazed window with stone mullions looks out over the rear garden and there is a central heating radiator.

FIRST FLOOR:

Landing

Having feature beams.

Bedroom 1

10'11 max x 12'9 max (3.33m max x 3.89m max)

This spacious double room has feature beams, a central heating radiator and 2 sealed unit double glazed windows to the front elevation.

Bedroom 2

13'5 x 7'4 (4.09m x 2.24m)

Another double room which houses the central heating boiler. There are feature beams to the ceiling, a central heating radiator and sealed unit double glazed window with stone mullions.

Bathroom

The bathroom has a large sky light window, a feature exposed stone wall, wc, pedesta wash hand basin and corner bath with Triton shower attachment over. There is also a ladder style radiator.

OUTSIDE:

The property has road frontage and garden area to the rear with garden store.

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.

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VIEWINGS:

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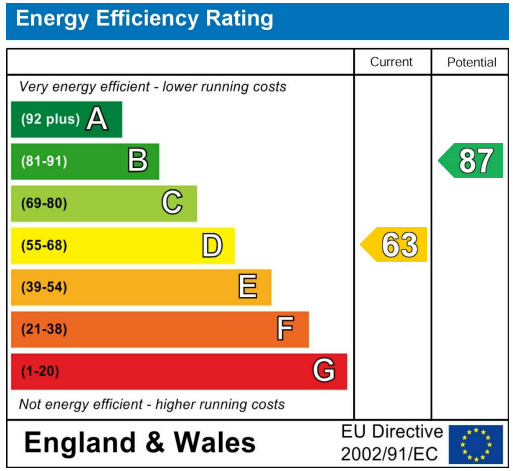
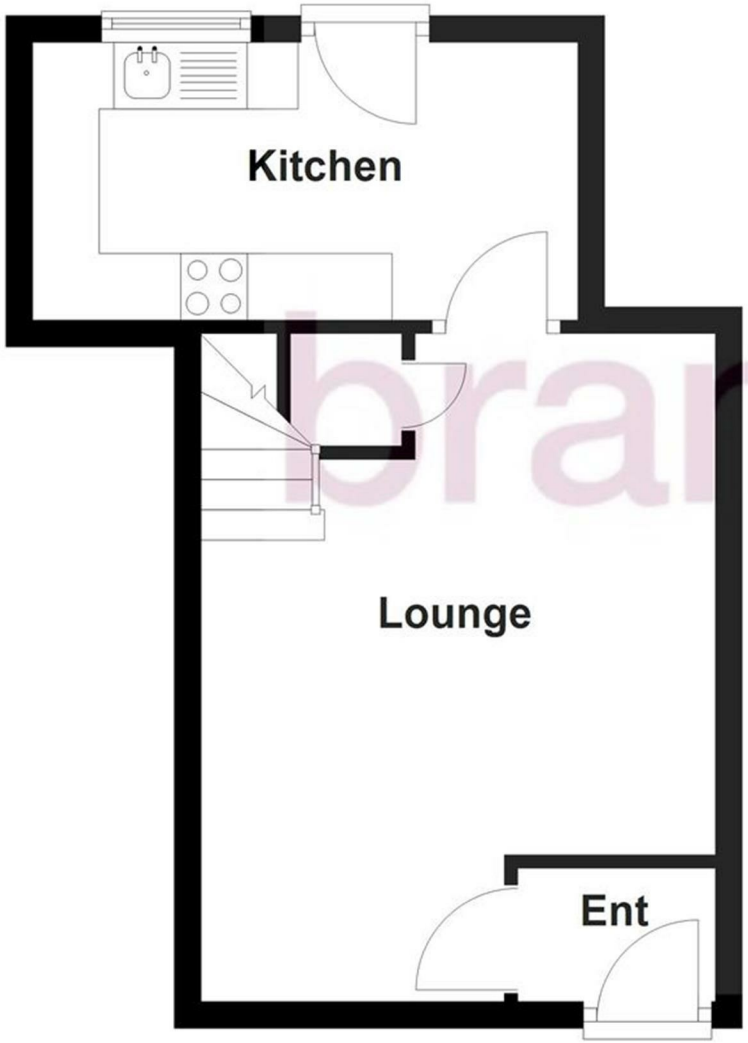
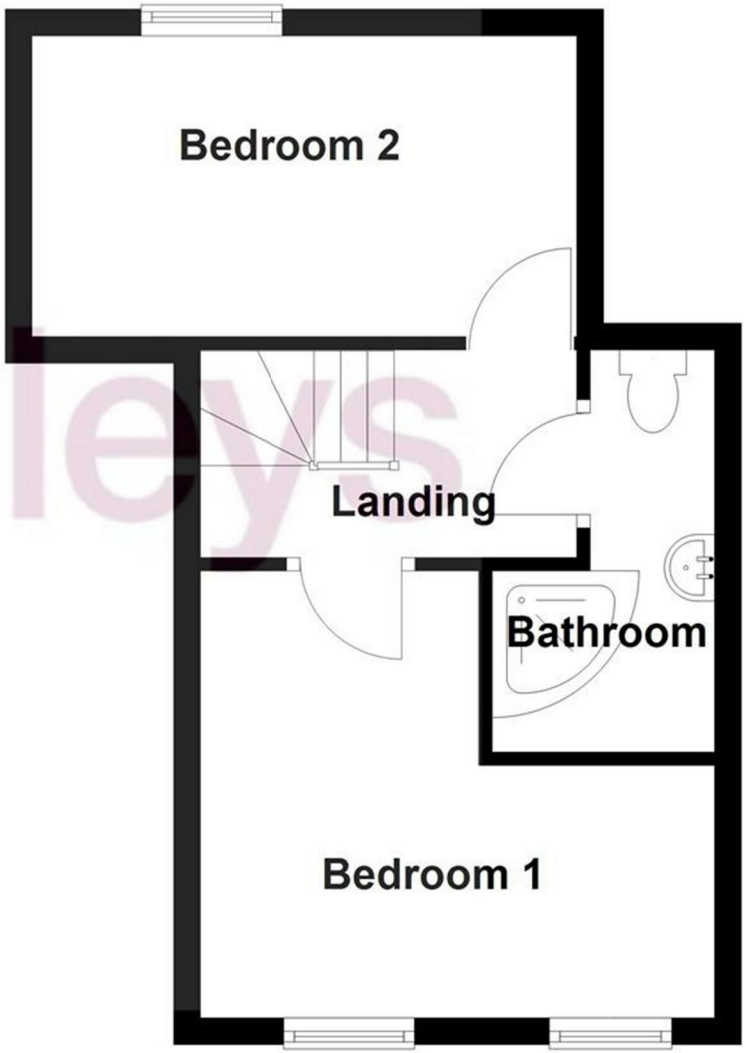

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
87
England & Wales
EU Directive 2002/91/EC

Ground Floor



First Floor



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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.
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