



1 Cobcroft Road, Fartown, Huddersfield, HD2 2RU  
£235,000

bramleys



This semi-detached family home enjoys a large corner plot with gardens to three sides, offering potential for the new owner to adapt and extend to their own requirements (subject to all necessary consents). Having uPVC double glazing, gas fired central heating and accommodation briefly comprising:- entrance porch, entrance hall, lounge, dining room and kitchen, 3 bedrooms (2 doubles and 1 comfortable single) and a three piece bathroom. Externally there are good sized garden areas, an external WC and garden store.

Situated in Fartown, the property is conveniently placed for access to local amenities, schools, local transport links to Huddersfield Town Centre and is also handily placed for the M62 motorway network.



## GROUND FLOOR:

### Entrance Porch

An external entrance door gives access to the entrance porch which has an inner door to the entrance hall.

### Entrance Hall

Having a staircase rising to the first floor with under stair storage and a central heating radiator.

### Lounge

12'11" x 12'1" (3.94m x 3.68m)

This spacious reception room has a central heating radiator and uPVC double glazed windows to the front elevation.

### Dining Room

9'11" x 10'11" (3.02m x 3.33m)

This second reception room is currently used as a double bedroom. Having a central heating radiator and uPVC double glazed windows to the rear elevation.

## Kitchen

8'7" x 15'6" (2.62m x 4.72m)

Having an extensive range of wall and base units with working surfaces over, tiled splash backs, a stainless steel sink unit with side drainer, plumbing for a washing machine, dishwasher and space for a dryer. There is an integrated oven, gas hob, extractor hood above, space for a tall fridge freezer, a uPVC double glazed window and an external door which leads out to a covered porch.

## FIRST FLOOR:

### Landing

The landing has a feature arched window and fitted storage cupboards. The landing gives access to the loft.

### Master Bedroom

12'2" x 12'10" (3.71m x 3.91m)

The master bedroom currently houses a king size bed and has a central heating radiator and two uPVC double glazed windows.



### Bedroom 2

10'11" x 9'11" (3.33m x 3.02m)

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

### Bedroom 3

8'8" x 7'0" (2.64m x 2.13m)

This comfortable 3rd bedroom has a cupboard housing the central heating boiler, there is a central heating radiator and a uPVC double glazed window.

### Bathroom

Having a three piece suite comprising bath with shower attachment over and screen, wc, hand wash basin, tiling to the walls and a uPVC double glazed window.

### OUTSIDE:

Accessed from the rear kitchen door is a covered porch and directly opposite this is a outside WC and garden store. A gated driveway to the side provides off road parking, there is a flagged patio area and path with lawned areas to the front and side.

### 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 Bradford Road (A641). Continue on Bradford Road passing through the traffic lights at Hillhouse and continue for

approximately 350 yards. Take the left turn onto Cobcroft Road and follow this road to its conclusion. The property can be found on the corner on the right hand side.

### 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.

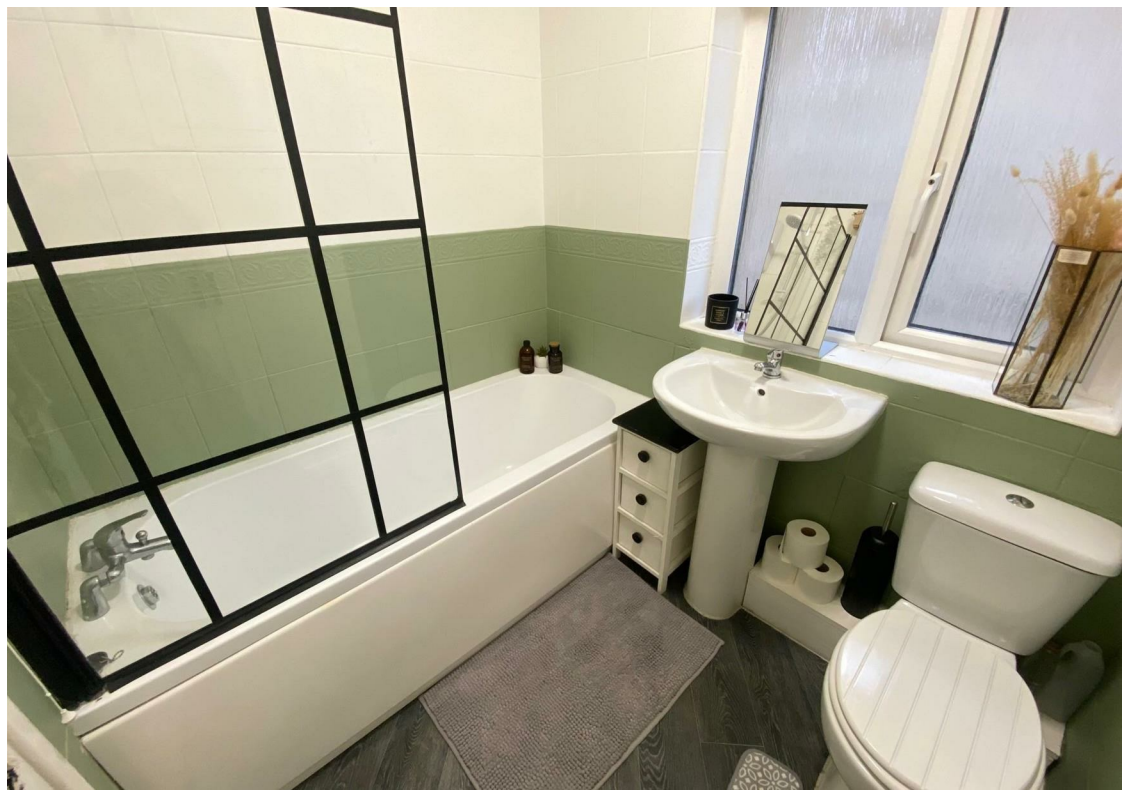
### ONLINE CONVEYANCING SERVICES:

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:

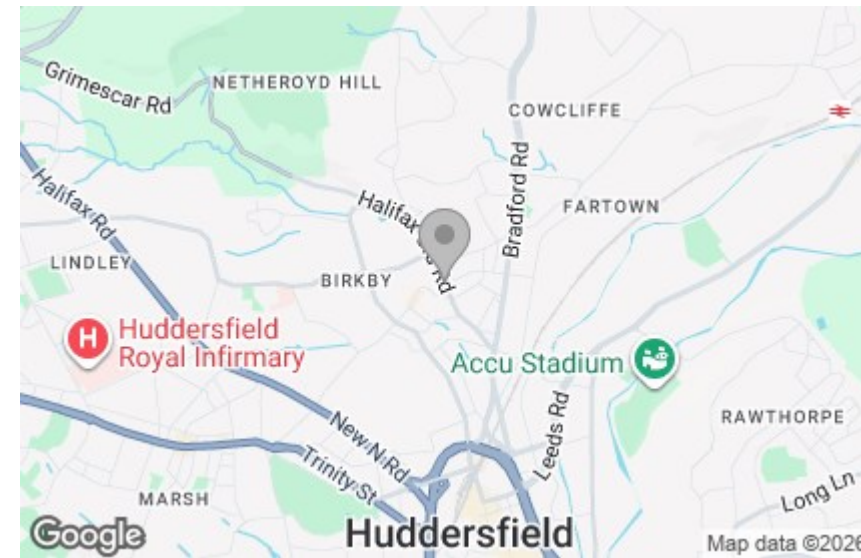
Please call our office to book a viewing on 01484 530361.







NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.



**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

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

Huddersfield | Halifax | Elland | Mirfield

