

24 North Cross Road, Cowcliffe, HD2 2NL

£240,000

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Situated in the popular residential area of Cowcliffe, this delightful 3 bedroom semi-detached house offers a perfect blend of comfort and convenience, with uPVC double glazing and gas fired central heating. The property also has access to the M62 and Huddersfield town centre, thus making it an ideal purchase for the first time buyer, young family or professional couple alike.

With accommodation briefly comprising:- entrance hallway, lounge, well-appointed kitchen and a useful store room for added practicality. The first floor boasts 3 inviting bedrooms and a newly refurbished 3 piece bathroom.

Externally, the property features well-maintained gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. Additionally, a driveway offers off-road parking for one vehicle.





GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

Fitted with a central heating radiator and staircase rising to the first floor.

Lounge

13'3" x 12'0" (4.04 x 3.66)

Having a log effect fireplace, fire surround and hearth, uPVC double glazed bay window and central heating radiator.

Kitchen

13'3" x 10'5" (4.04 x 3.18)

The kitchen has recently been refurbished to include a range of wall, drawer and base units with marble effect work surface, under unit lighting, 1.5 bowl sink, integrated fridge freezer, washing machine, dishwasher, electric oven, four ring induction hob and extractor. The kitchen is also fitted with a uPVC double glazed window, central heating radiator and wall mounted combi boiler. An external door accesses the rear,

Store room

Housing the consumer unit and electric meter and also fitted with a uPVC double glazed window.

FIRST FLOOR:

Landing

Having a uPVC double glazed window.

Bedroom 1

12'0" x 10'6" (3.66 x 3.20)

Located to the front of the property, having a uPVC double glazed window and central heating radiator.

Bedroom 2

10'6" x 10'6" (3.20 x 3.20)

Situated to the rear of the property overlooking the garden. Fitted with a central heating radiator and uPVC double glazed window.

Bedroom 3

7'5" x 5'5" (2.26 x 1.65)

Having a uPVC double glazed window to the front and central heating radiator.





Bathroom

Recently refurbished bathroom which has been furnished with a 3 piece suite comprising of a low flush WC, pedestal hand wash basin and an L-shaped panelled bath with rainwater shower head. There is also a uPVC double glazed window to the rear, fully tiled walls and floor, extractor fan, underfloor heating and a heated towel rail.

OUTSIDE:

The property has a driveway to the front which provides off road parking, and gardens to both front and 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.

TENURE:

Leasehold - Term: 999 years from 25 March 1937

Rent : £2.0.0

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:

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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:

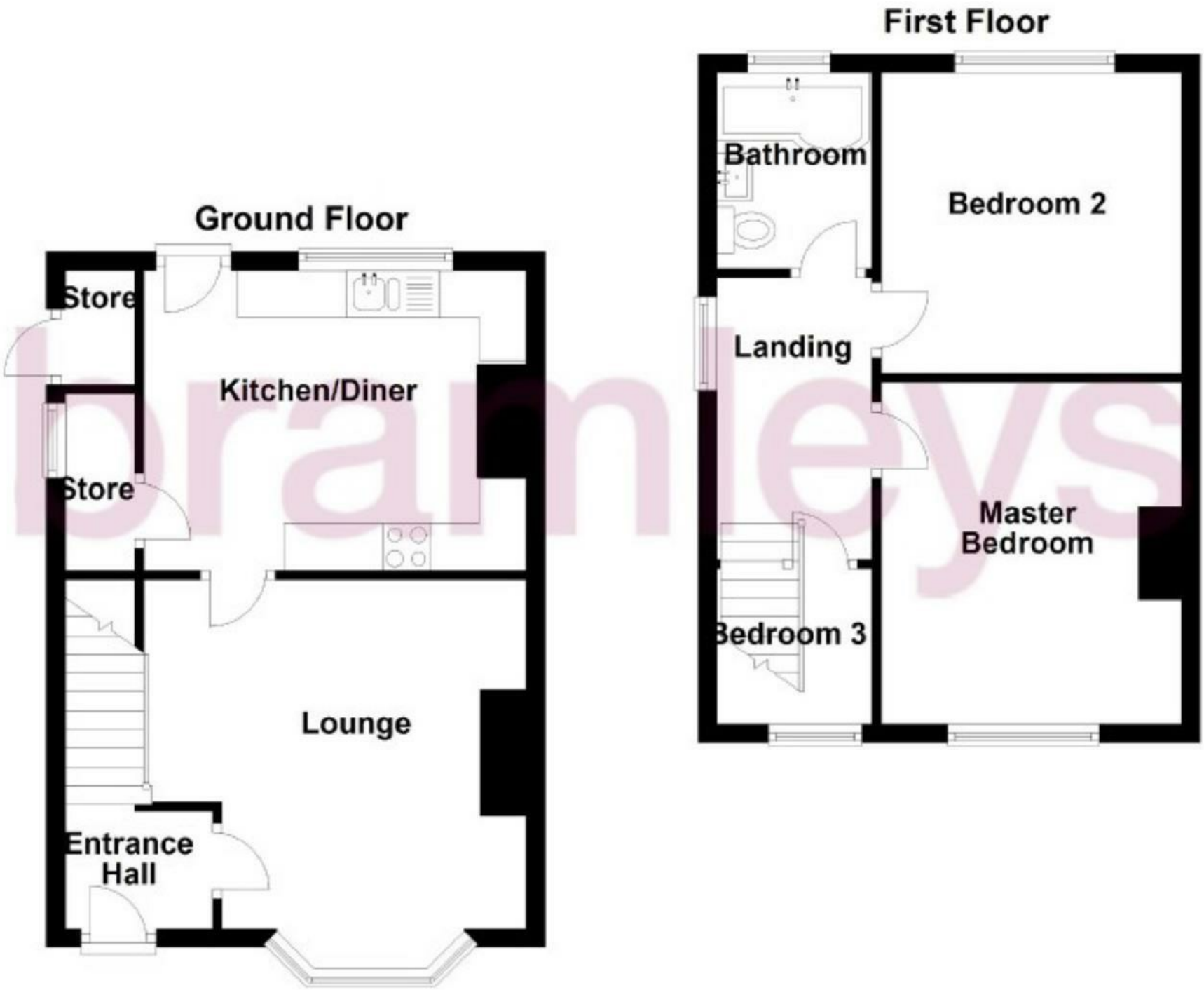
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

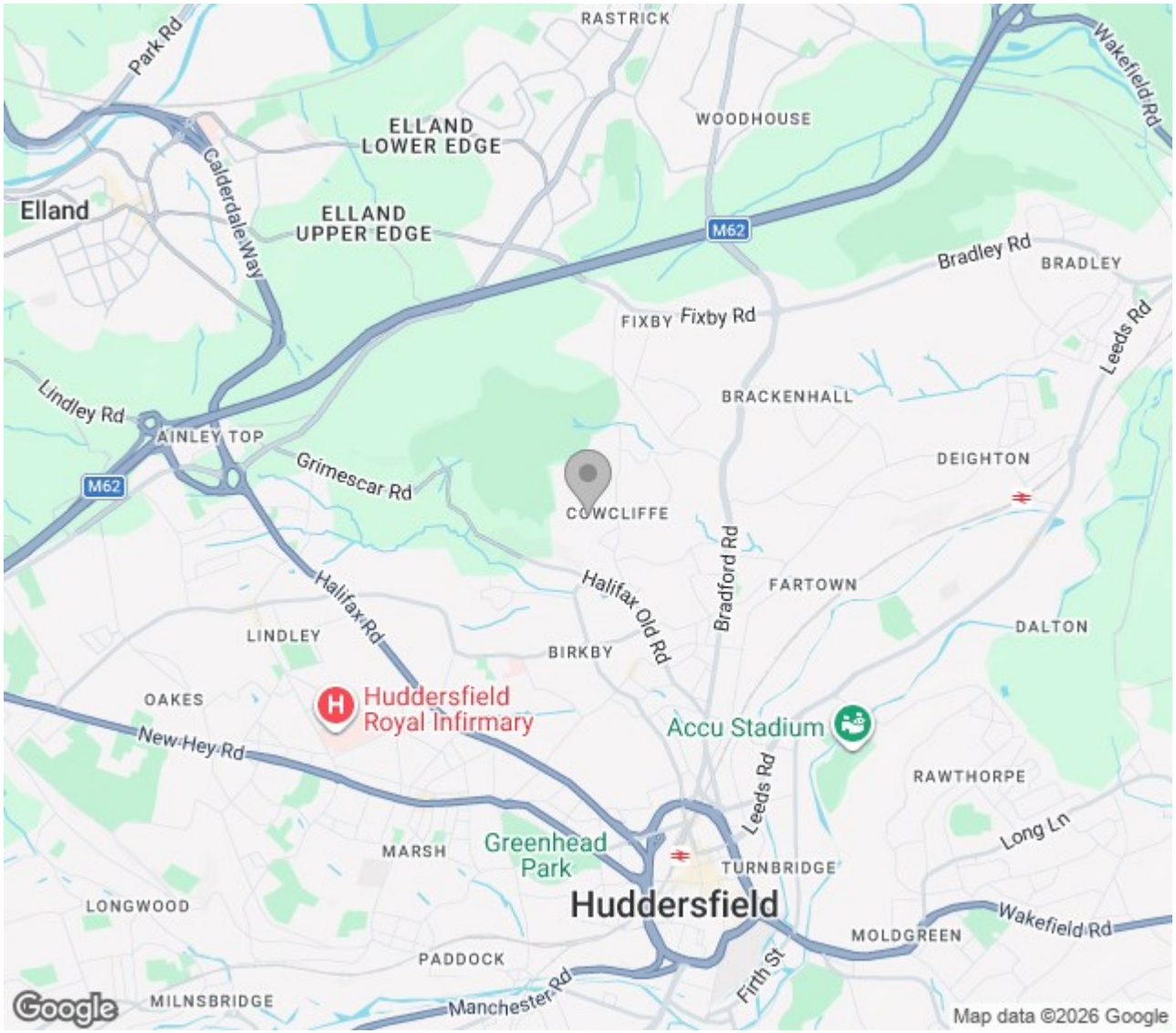
VIEWINGS:

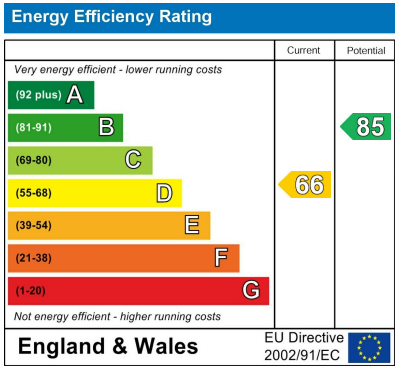
Please call our office to book a viewing on 01484 530361.






First Floor
Bathroom
Bedroom 2
Landing
Master
Bedroom
Bedroom 3
Ground Floor
Store
Kitchen/Diner
Store
Lounge
Entrance
Hall





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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