



21 South Cross Road, Cowcliffe, Huddersfield, HD2 2PH
£240,000

bramleys

****VIEWINGS HIGHLY RECOMMENDED TO TRULY APPRECIATE ITS POSITION****

Boasting panoramic views towards Emley Moor and Castle Hill, is this beautifully maintained two bedroom semi-detached bungalow. Offering an elevated position, the property additionally provides a spacious garden room with WC and covered hot tub area. This superb property offers the discerning buyer privacy and open aspect views. Enjoying natural light throughout via uPVC double glazed windows and having a fitted central heating system, this would make an ideal purchase for young family or professional couple alike.

Benefitting from a drive which provides off street parking for two cars, gardens that will impress and neutral décor throughout to allow any buyer to move straight in.

Conveniently located having access to a range of local amenities, schools and commuter links to Huddersfield, Brighouse and Elland centres.

The accommodation briefly comprises: entrance hall, lounge, kitchen with utility area, two bedrooms and modern 4 piece bathroom.

Energy Rating: D





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Fitted with a central heating radiator and giving access into the lounge.

Lounge

12'3" x 11'9" (3.73m x 3.58m)

The focal point of the room is the exposed brick chimney breast, with Inglenook fireplace and inset log burning stove. There is also a uPVC double glazed window overlooking the garden, solid oak flooring, ceiling coving, wall light point and a central heating radiator.

Kitchen

12'7" x 12'2" (3.84m x 3.71m)

Fitted with a range of wall, drawer and base units with work surfaces and black slate tiles to the splashbacks, sink with side drainer and mixer tap, together with a breakfast island with further drawer units to one side and seating to the other. There is an integrated 4 ring gas hob

with extractor hood over, electric oven, plumbing for a washing machine and space for a fridge freezer. The kitchen also has a feature exposed brick wall, central heating radiator, uPVC double glazed window to the rear elevation and an external door to the side elevation. A door provides access to a utility area with a window to the side elevation.

Bedroom

12'0" x 10'1" (3.66m x 3.07m)

With a central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom

10'9" x 9'8" (3.28m x 2.95m)

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

Bathroom

Furnished with a modern 4 piece suite comprising of a low flush WC, wall mounted wash hand basin set to a timber drawer unit, ceramic bath, walk-in shower cubicle with rainfall style shower head and additional hose. There are fully tiled walls and floor, a heated towel rail and uPVC double glazed window to the rear elevation.



OUTSIDE:

The external space is spread across multiple tiers, the first consists of garden laid predominantly to lawn, the second enjoys a flagged patio area ideal for Al-fresco dining and seating, the top tier boasts a summer house and covered hot tub which overlooks views across Huddersfield.

The garden stretches from the driveway to the house with a pathway down the middle which leads to the front and side door and rear garden. With a driveway which provides off street parking for two cars.

To the rear, there is an enclosed low maintenance garden with fence and shrub borders.

Garden Room / with WC

12'4" x 9'2" (3.76m x 2.79m)

Fitted with a wall mounted heater, uPVC double glazed bi-fold doors, fully tiled floor and access to a WC which is fitted with a wash hand basin and low flush WC.

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 passing through the traffic lights at the junction with Blacker Road, continuing straight ahead onto Wheathouse Road. Following this road until its conclusion take a right hand turning onto

Halifax Old Road and a left hand turning onto Cowcliffe Hill Road. Proceed up the hill and prior to reaching the Public House take a left hand turning onto South Cross Road and the property can be found on the left hand side identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

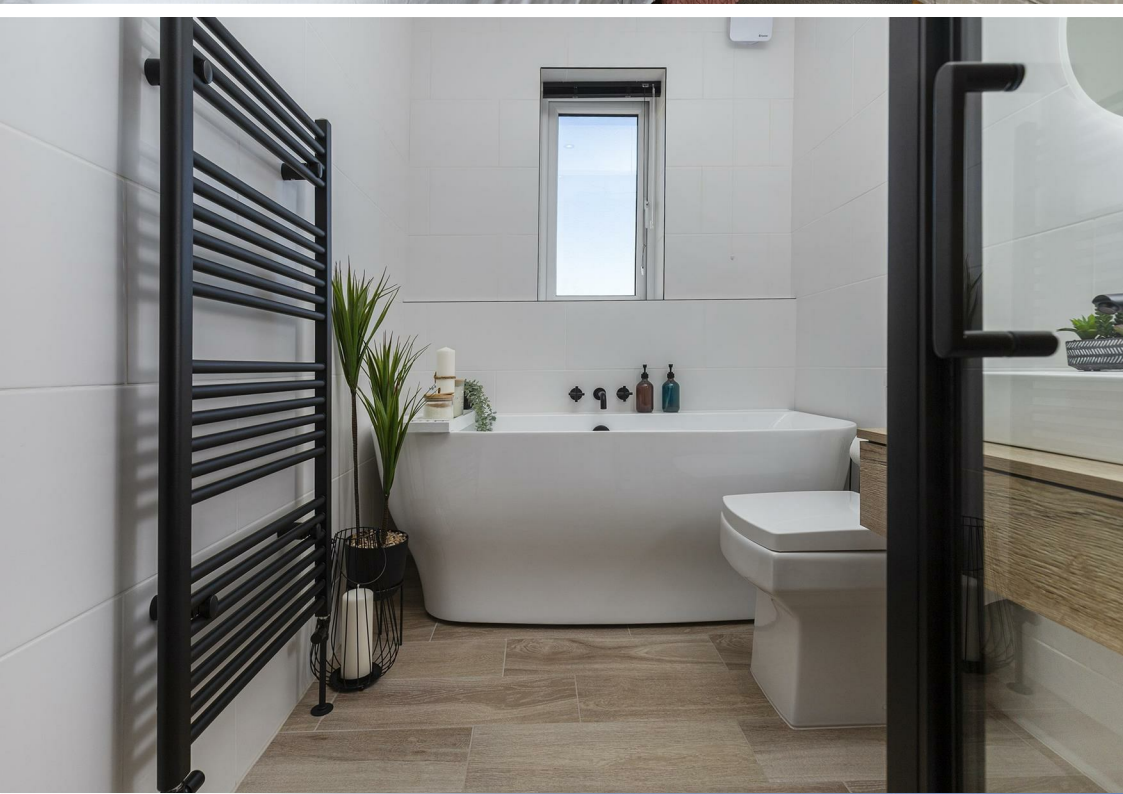
MORTGAGES:

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.

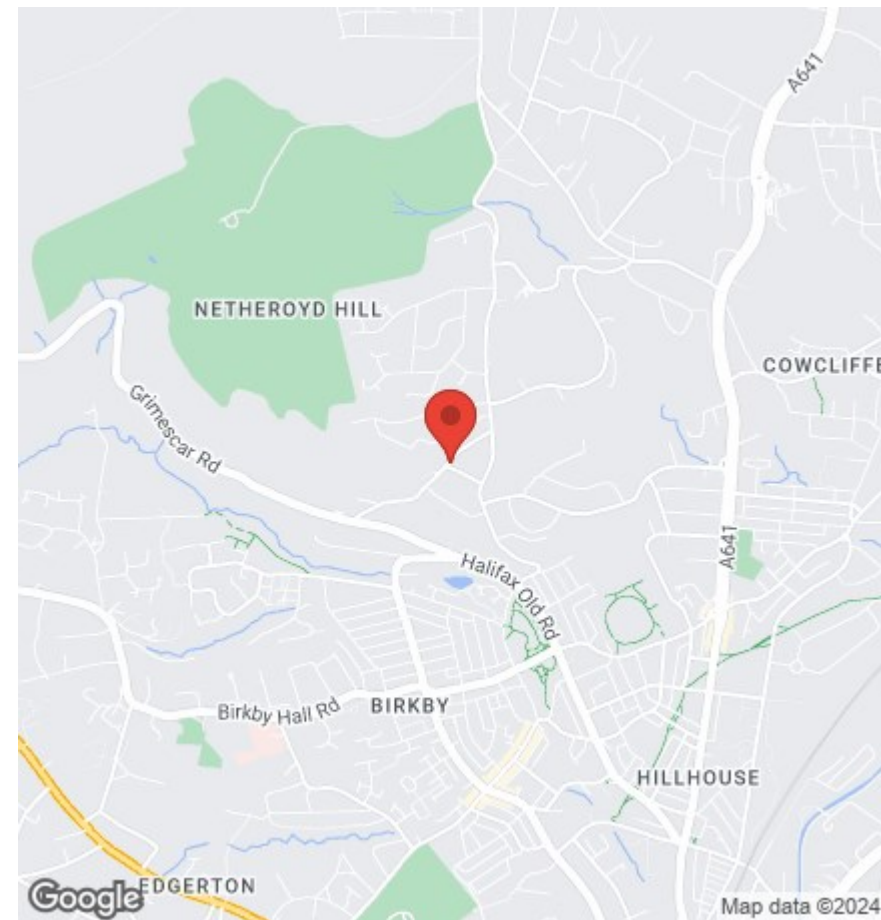
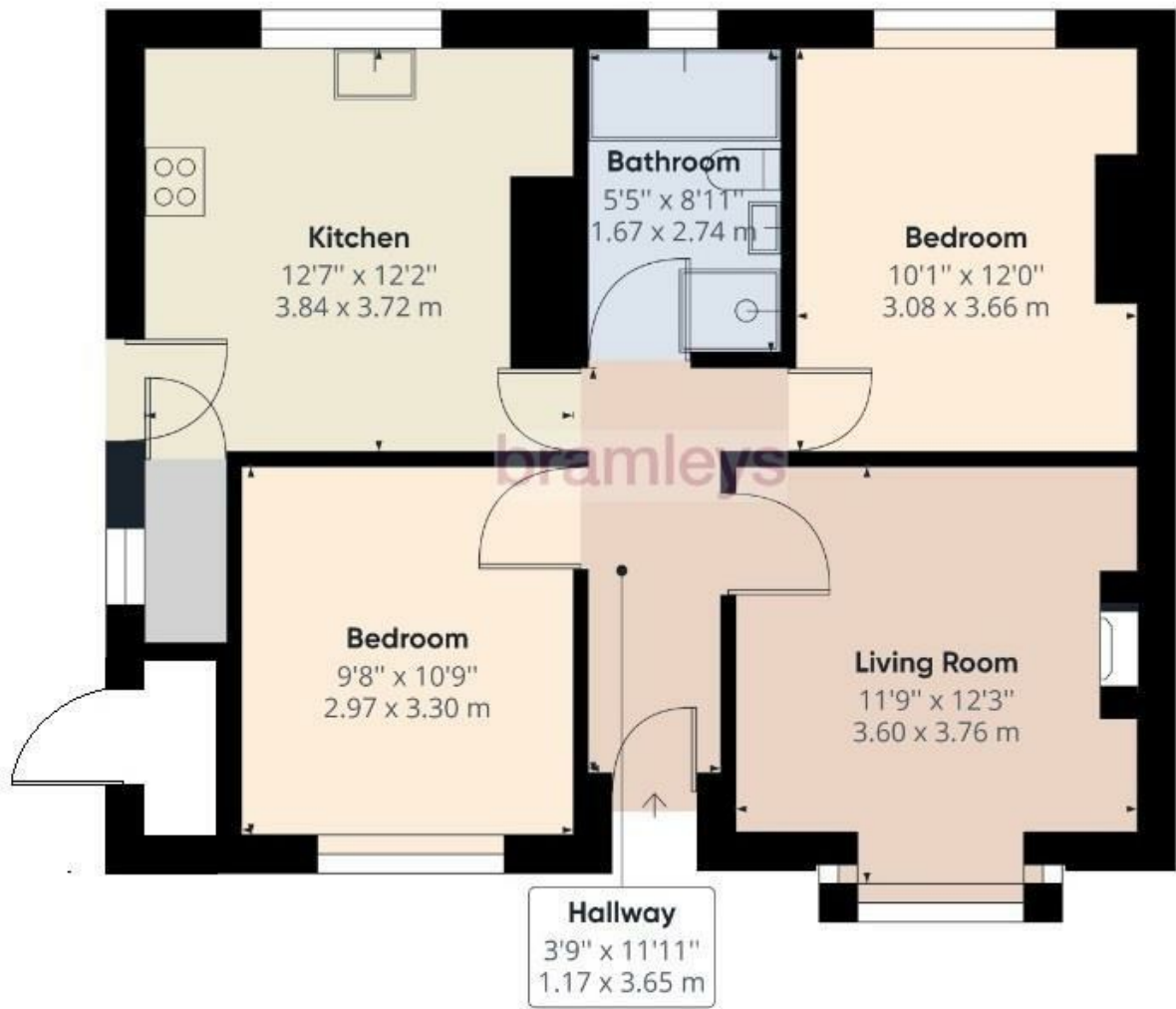
ONLINE CONVEYANCING SERVICES:

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(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:

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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

