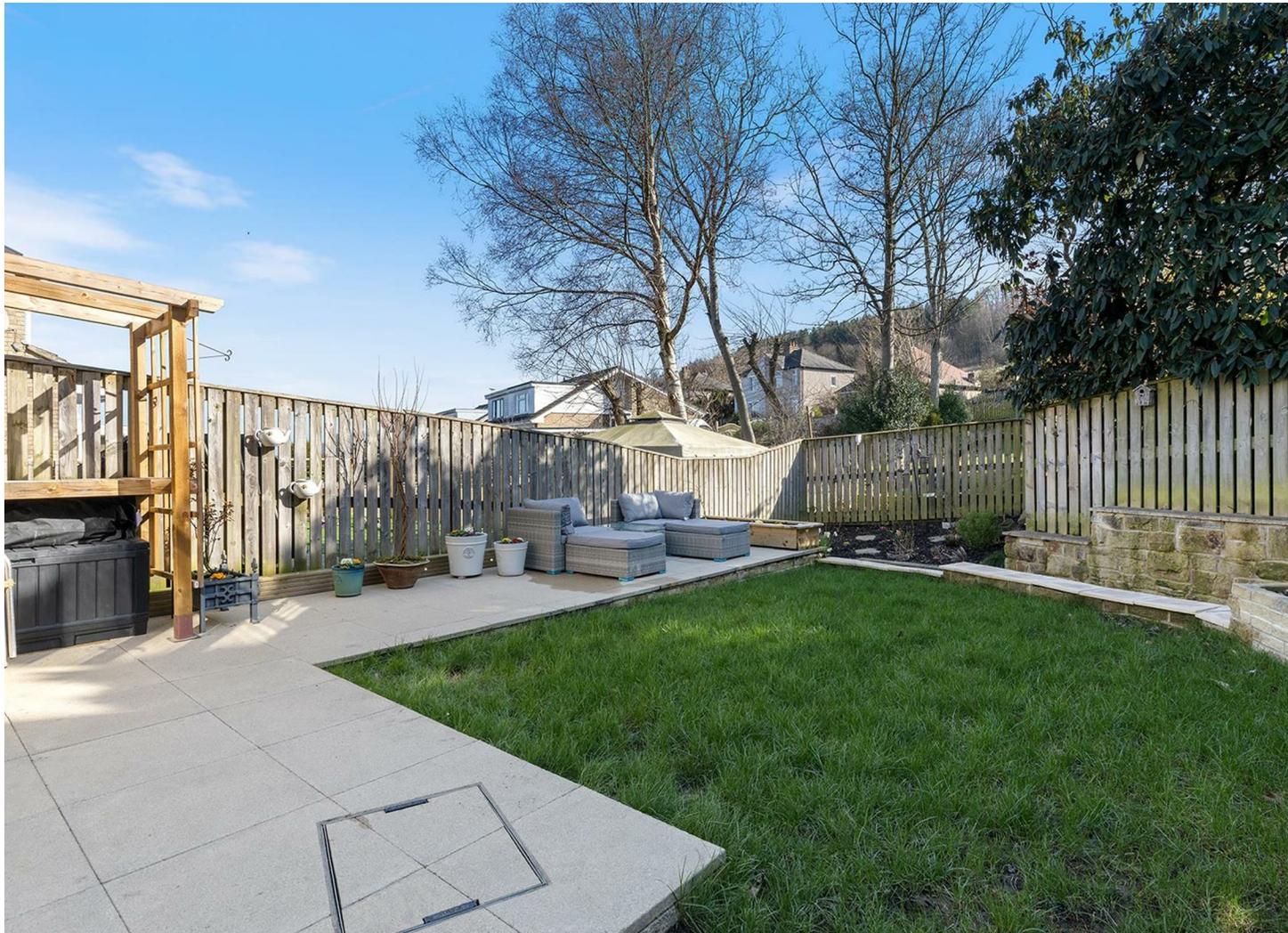




67 Warneford Road, Cowlersley, Huddersfield, HD4 5TW
£225,000

bramleys

NO VENDOR CHAIN This beautifully presented 3 bedroom semi-detached property has been refurbished and improved by the current owner, offering immaculate accommodation ready to move straight into. Enjoying a larger than average corner plot with landscaped gardens, pleasant tree lined aspect to rear which provides privacy and ample off road parking to front. Also offering potential to be extended subject to all necessary consents. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall with feature staircase, wc, fitted kitchen with integrated appliances, lounge with French doors to the rear, master bedroom with fitted wardrobes, 2 further bedrooms and modern shower room. Conveniently positioned for local amenities in Cowlersley and Milnsbridge, schools and public transport, making this an ideal purchase for a professional couple, young family or downsizer.



GROUND FLOOR:

Entrance Hall

A modern composite entrance door leads into the hallway which has a feature staircase, built in storage cupboard and a central heating radiator. Oak doors lead to the living accommodation.

WC

Having a central heating radiator, laminate flooring and modern two piece suite comprising wc and wash hand basin.

Kitchen

14'5 x 7'7 (4.27m'1.52m x 2.13m'2.13m)

The kitchen has a range of quality wall and base units with working surfaces over a ceramic sink, integrated appliances include oven, gas hob, extractor hood, dishwasher, fridge, freezer and washing machine. The kitchen houses the

Worcester Bosch central heating boiler and has a uPVC double glazed window to the front. There is space for a small table and two chairs if required.

Lounge

16'5 x 13'4 (4.88m'1.52m x 3.96m'1.22m)

This light and airy reception room overlooks the private rear garden via the French doors and rear windows. There are two central heating radiators and laminate flooring. The lounge has access to an under stair cupboard.

FIRST FLOOR:

Landing

Having an oak and glass balustrade on the feature staircase and access to the loft via a pull down ladder. We are informed the loft is part boarded.

Bedroom 1

11'4 to robe doors x 8'8 (3.35m'1.22m to robe doors x 2.44m'2.44m)

Situated to the front of the property and having modern floor to ceiling fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'2 x 9'11 (3.05m'0.61m x 2.74m'3.35m)

This second double bedroom is situated to the rear and has a feature panelled wall, a central heating radiator and a uPVC double glazed window.

Bedroom 3

11'4 x 5'11 (3.35m'1.22m x 1.52m'3.35m)

This single room has laminate flooring, a central heating radiator and a uPVC double glazed window.



Shower Room

Having a modern three piece suite comprising walk-in shower with overhead rainfall shower head and separate hand shower attachment, wc, wash hand basin with built in storage, chrome ladder style radiator, tiling to the walls and floor and a uPVC double glazed window.

OUTSIDE:

Enjoying a larger than average corner plot with gardens to front, side and rear. There is a driveway providing off road parking and car port to the front with lawned area. A gate to the side leads to the side which houses a shed and garden/bin storage. The private rear garden has been landscaped with flagged patio, lawn, bbq area and raised flowerbed, making ideal space for entertaining/alfresco dining in the warmer months.

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), continue through the traffic lights at Longroyd Bridge and Thornton Lodge into Manchester Road. At Cowlersley traffic lights take the left hand fork into Cowlersley Lane and Warneford Road can be found as a turning on the left. The property can be found on the left hand side towards the end of this road.

TENURE:

Leasehold - Term: 999 years from 1 January 1974

Rent : £15

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:

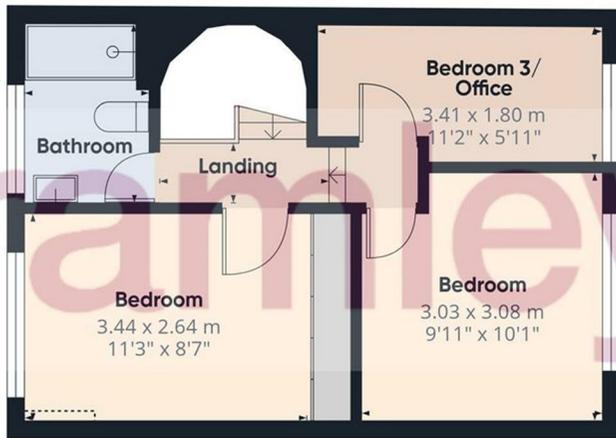
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Floor 0



Floor 1

Approximate total area
70.4 m²
758 ft²

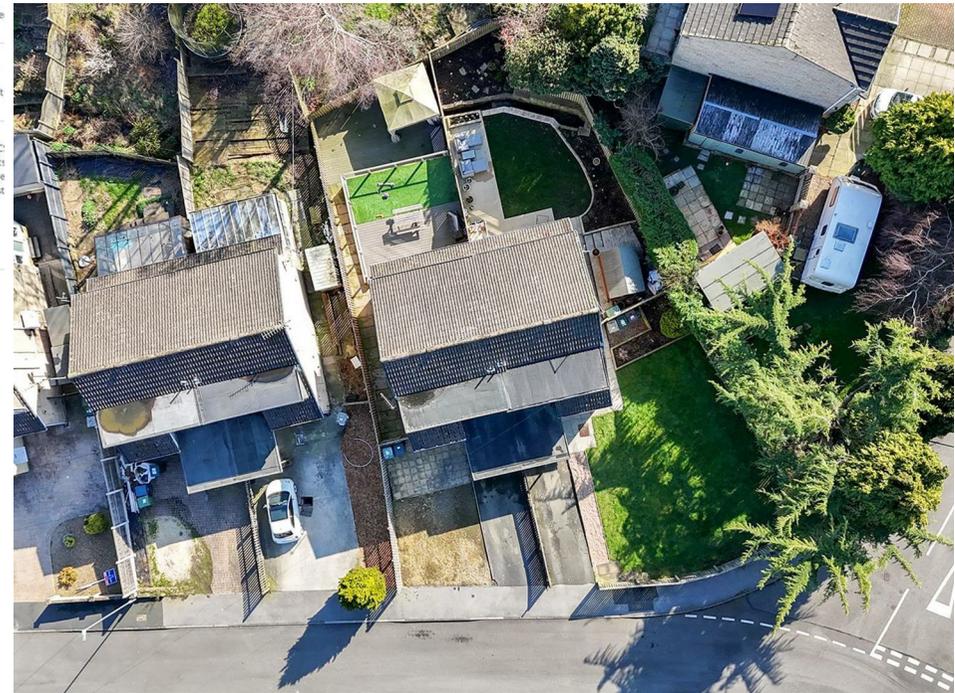
Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS 3C standard. Measurements approximate and not to scale. Floor plan is intended for illustration only.

GIRAFFE360



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		

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 in situ 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

