



124 Cowcliffe Hill Road, Fixby, Huddersfield, HD2 2PL

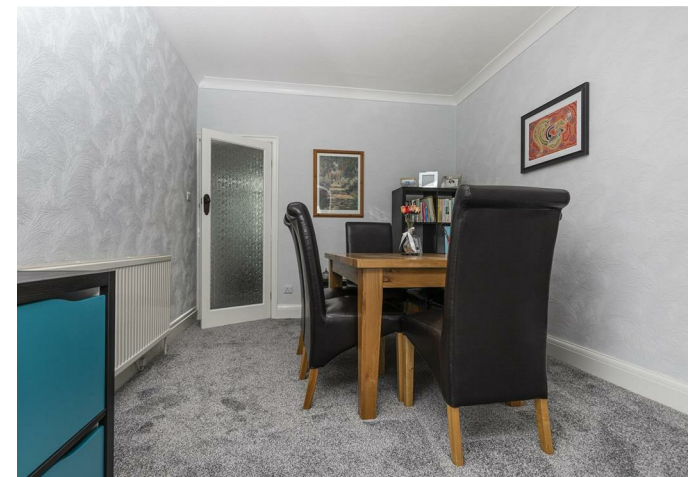
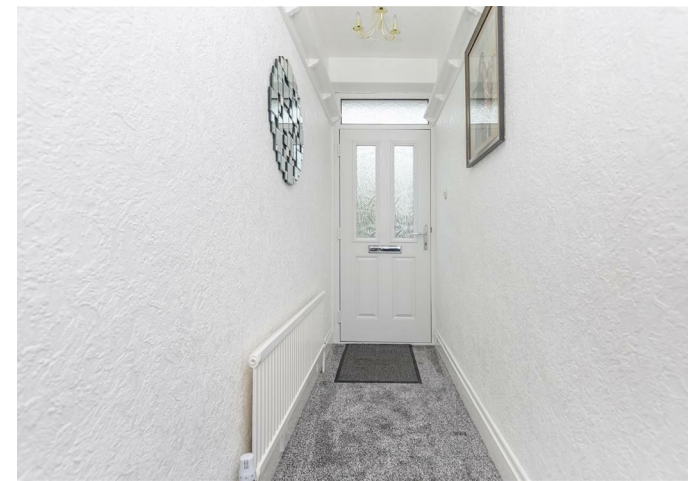
£225,000

bramleys



*This 3 bedroom, semi detached true bungalow is situated in this popular residential location with outstanding far reaching views to the rear towards Emley Moor and beyond. Deceptively spacious, having been extended from its original form by way of a kitchen and additional bedroom extension to the rear. The property has been further enhanced by gas fired central heating, uPVC double glazing, parking for 3 vehicles to the front and additional useful sub-floor storage which is accessed externally at the rear of the property.*

*Energy Rating: E*





## GROUND FLOOR:

Enter the property through a composite external door with sealed unit double glazed panels.

### Entrance Hall

Fitted with a central heating radiator, delph wrack and in turn leads through to the lounge.

### Lounge

13'4" into bay x 11'5" (4.06m into bay x 3.48m)

Situated to the front of the property, having a uPVC double glazed bay window, ceiling coving and a central heating radiator.

### Dining Room

12'0" x 9'6" (3.66m x 2.90m)

With ceiling coving, a central heating radiator and feature archway leading through to the kitchen.

### Kitchen

12'0" x 7'9" (3.66m x 2.36m)

Peacefully situated to the rear of the property, having outstanding far reaching views towards Emley Moor and beyond. There is a range of matching wall and base units with laminated work surfaces, part tiled walls,

electric cooking point, inset stainless steel sink unit with mixer taps and side drainer, uPVC double glazed side access door with adjacent window and again with views towards Castle Hill.

### Bedroom 1

12'0" x 10'3" (3.66m x 3.12m)

Situated to the rear of the property with outstanding far reaching views, there is a central heating radiator, ceiling coving and a uPVC double glazed window.

### Bedroom 2

12'0" x 10'3" (3.66m x 3.12m)

With a central heating radiator, uPVC double glazed window and ceiling coving.

### Bedroom 3

12'0" x 6'10" (3.66m x 2.08m)

Peacefully situated to the rear of the property with outstanding far reaching views. There is a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower. There is a central heating radiator, electric shaver point and uPVC double glazed window.





### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### 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.

### OUTSIDE:

To the front of the property there is a block effect, pressed concrete parking apron with parking for 3 vehicles. To the rear there is a flagged seating area which takes full advantage of the far reaching views. There are lawned gardens which are fully enclosed by timber fencing and adjoin open fields.

### Storage Room

There is an external access door which leads to the sub-floor walk-in storage area which is plumbed for a washing machine, has power/light points and provides a most useful storage area/workshop.

### 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:

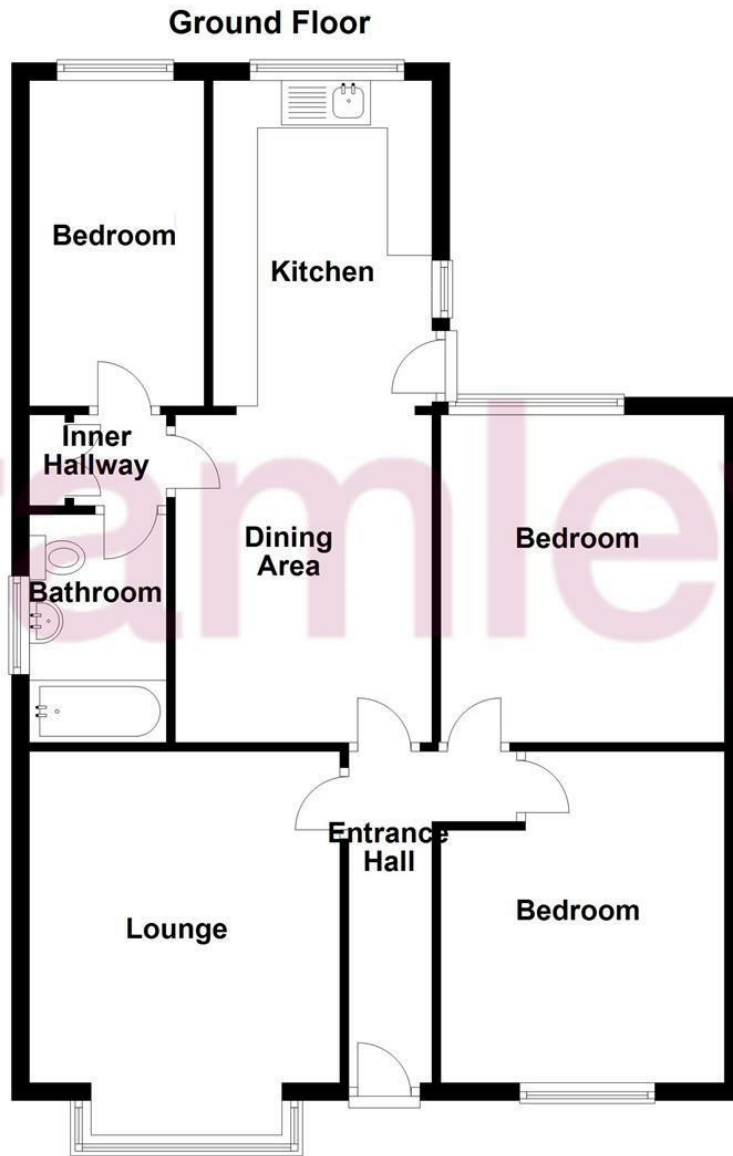
Leave Huddersfield via St Johns Road continuing straight ahead at the traffic lights onto Wheathouse Road. Continue along this road until its conclusion taking a right hand turning onto Halifax Old Road. Take a left hand turning onto Cowcliffe Hill Road and proceed up the hill, where the property will be found on the right hand side.









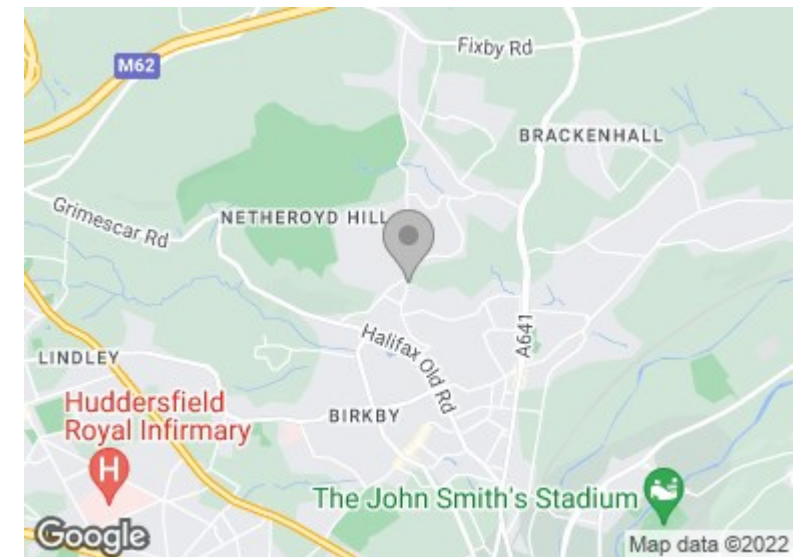


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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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