



13 North Cross Road, Cowcliffe, Huddersfield, HD2 2NP

Asking Price £185,000

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A well appointed 2 bedroom, semi-detached bungalow which is available with no upper chain and immediate vacant possession. Forming an ideal purchase for the downsizing couple or those looking towards retirement or equally looking at a property to extend, the property provides well proportioned accommodation across one level.

Externally the property has a generous garden to the rear and driveway which provides off road parking to the front. Situated in the popular residential area of Cowcliffe which is ideal for access to Huddersfield town centre and a wide range of local amenities. The property offers further potential to improve, however does also provide accommodation which is ready to move into. The property is well worthy of an internal inspection to appreciate the accommodation which comprises:- entrance hall, lounge, dining kitchen, 2 bedrooms and wet room.

Energy Rating: D



Ground Floor:

Enter the property through a uPVC external door into:-

Entrance Hall

With a central heating radiator, useful storage cupboard and access to the loft via a ceiling hatch.

Lounge

10'11" x 17'0" (3.33m x 5.18m)

The main focal point of the room is a coal effect gas fire set in a stone surround with timber mantel. There is a uPVC double glazed window to the front and a central heating radiator.

Dining Kitchen

9'2" x 9'6" (2.79m x 2.90m)

Fitted with a range of wall, drawer and base units with granite effect work surfaces, tiled splashbacks and a 1.5 stainless steel sink with a side drainer and mixer tap. There is an

integrated electric single oven, 4 ring electric hob, overhead extractor and plumbing for a washing machine. A uPVC double glazed window overlooks the rear garden, a uPVC door leads out to the side of the property and there is also a central heating radiator.

Bedroom 1

9'9" x 13'11" (2.97m x 4.24m)

enjoying a pleasant aspect over the rear garden via a uPVC double glazed window, central heating radiator and a bank of built-in wardrobes with sliding mirrored doors which provide shelving and hanging space.

Bedroom 2

9'11" x 8'8" (3.02m x 2.64m)

Fitted with a uPVC double glazed window and central heating radiator.

Wet Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and



electric shower. There is a heated towel rail, uPVC double glazed window to the side elevation and useful store cupboard housing the central heating boiler.

OUTSIDE:

To the front of the property there is a tarmac driveway which leads down the side of the property and adjacent garden with lawned area, flowerbed borders and a pathway leads to the front door. To the rear of the property there is a tiered garden which comprises of a paved patio area, steps which lead down to a manicured lawned garden which is framed by shrub borders and timber fencing. There is also a hardstanding area which is currently pebbled over, but could provide a base for a new garage, subject to requirements.

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 Cowlcliffe Hill Road continue along this road taking a left hand turning onto North Cross Road and the property will shortly be found on the left hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

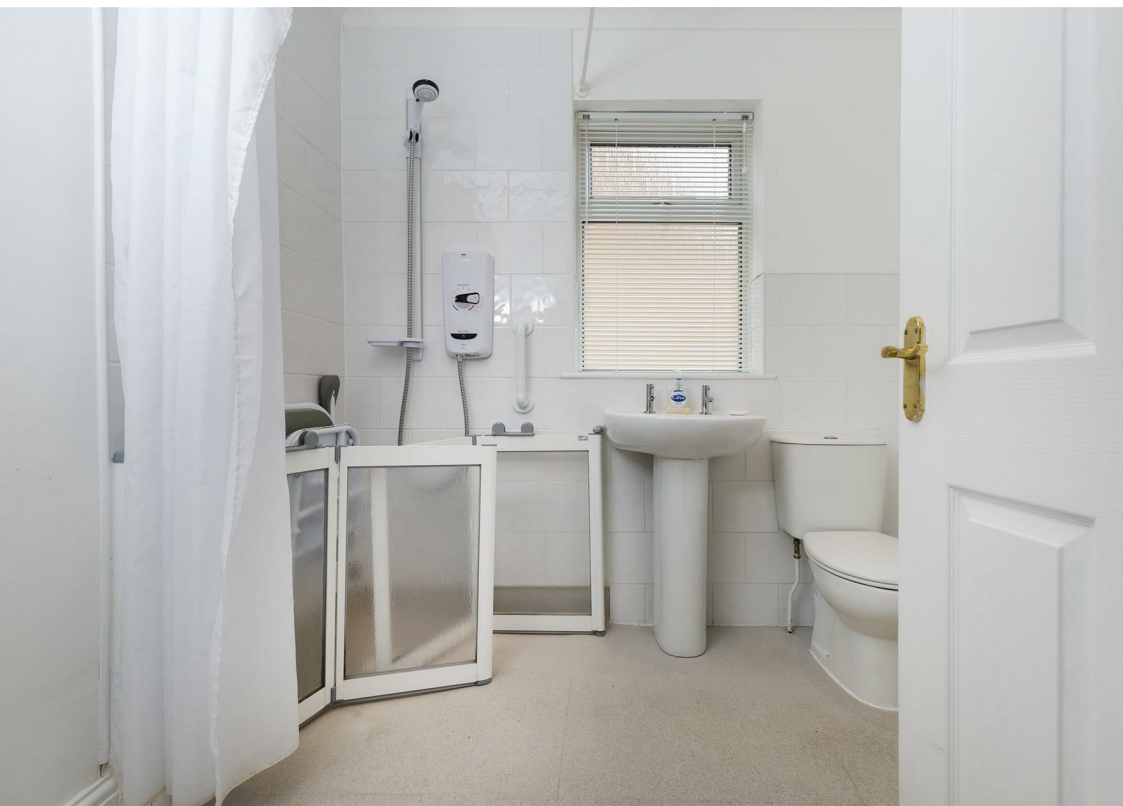
MORTGAGES:

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.

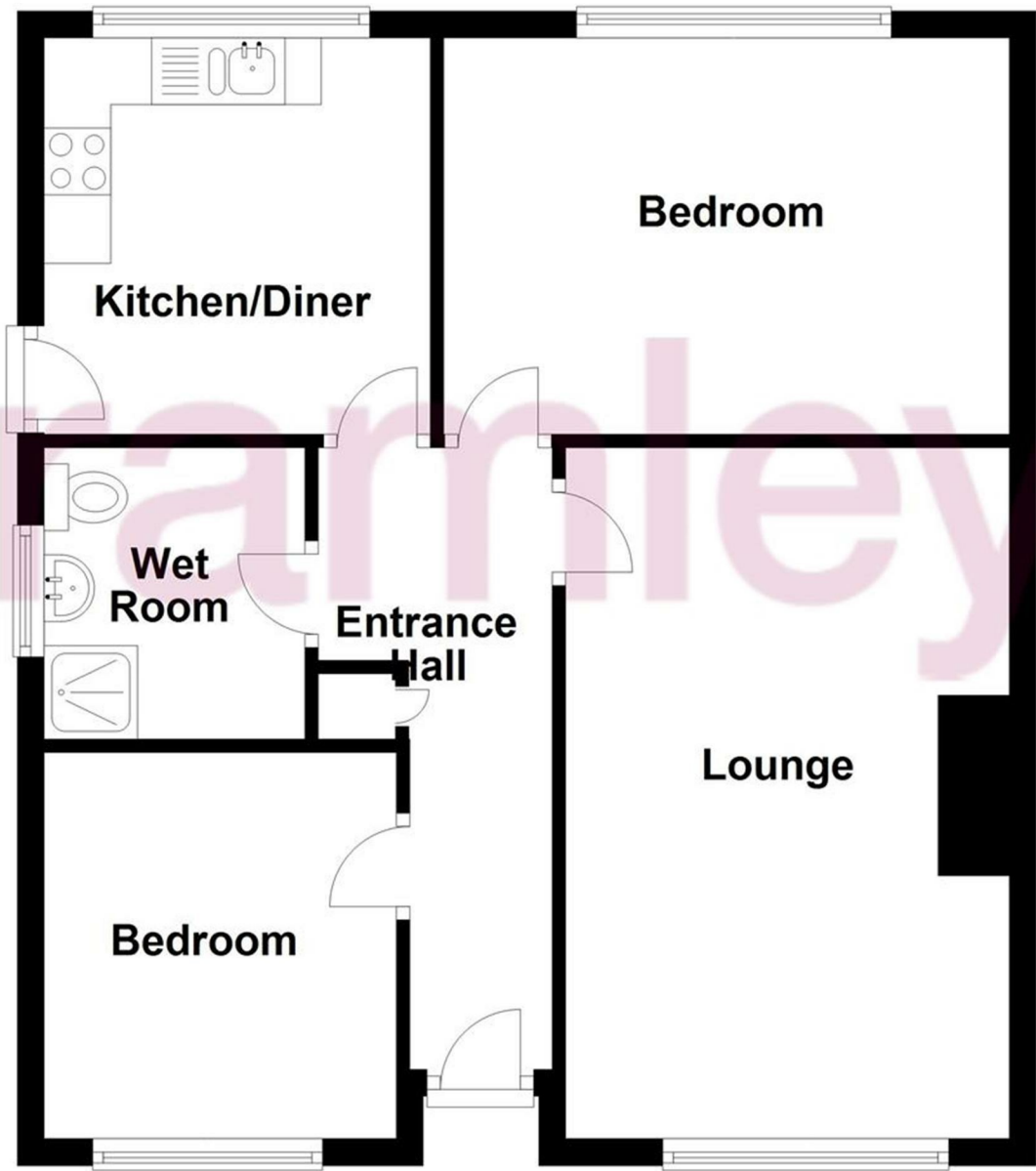
ONLINE CONVEYANCING SERVICES:

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.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(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

