



**bramleys**

79 Cowcliffe Hill Road, Huddersfield, HD2 2PE

£110,000

Located in the popular area of Cowcliffe, this charming 2 bedroom front, back to back property has been recently updated throughout and is ready for immediate occupation.

Perfect for first time buyers eager to step on to the property ladder, or investors looking for a property which requires no additional expense before letting. It provides neutral décor, modern fixtures and fittings, together with convenient access to both the M62 motorway network and Huddersfield town centre.

Offered with no upper chain, this property requires an early internal viewing to appreciate the quality of accommodation on offer.

Energy Rating: D



## GROUND FLOOR:

Enter the property via an external door.

### Entrance Hall

With a central heating radiator and stairs leading to up the first floor.

### Lounge

11'7" max x 10'0" (3.53m max x 3.05m)

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

### Kitchen

4'5" x 11'6" (1.35m x 3.51m)

Having a range of high gloss wall, drawer and base units with laminate work surfaces and an inset composite sink unit with side drainer. There are tiled splashbacks, integral 4 ring gas hob, oven and extractor hood, central heating radiator and door which accesses the lower ground floor.

## LOWER GROUND FLOOR:

### Cellar

4'2" x 15'1" (1.27m x 4.60m)

Cellar area providing useful storage and fitted with a window to the rear elevation. The electric and gas meters are housed here.

## FIRST FLOOR:

### Landing

### Bedroom

7'0" x 8'9" (2.13m x 2.67m)

With useful built-in storage cupboards, access to the loft via a ceiling hatch, central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom

10'4" x 11'1" max (3.15m x 3.38m max)

With useful built-in wardrobes which provide hanging and shelving space, a central heating radiator and uPVC double glazed window to the front elevation.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There are fully tiled walls and a heated towel rail.

## 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, proceed through the traffic lights and continue along Wheathouse Road which in turn becomes Grimescar Avenue, follow this road until its conclusion. Take a right hand turning into Halifax Old Road and take the first left into Cowcliffe Hill Road. Follow this road up the hill and the property can be found on the left hand side.

## TENURE:

Leasehold - Term: 999 years from 1 January 1891

Rent : £2.6.2

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:

A

## 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:

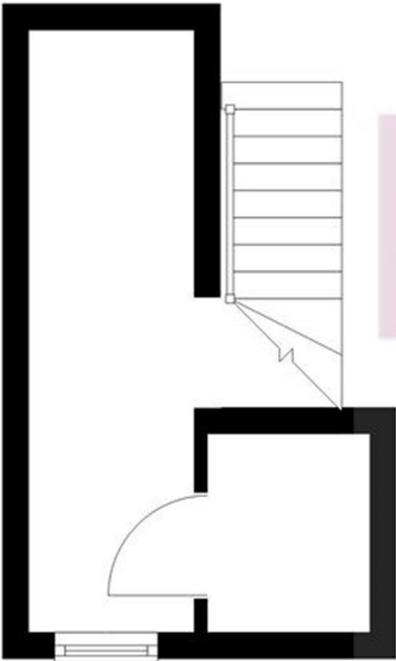
Please call our office to book a viewing on 01484 530361.



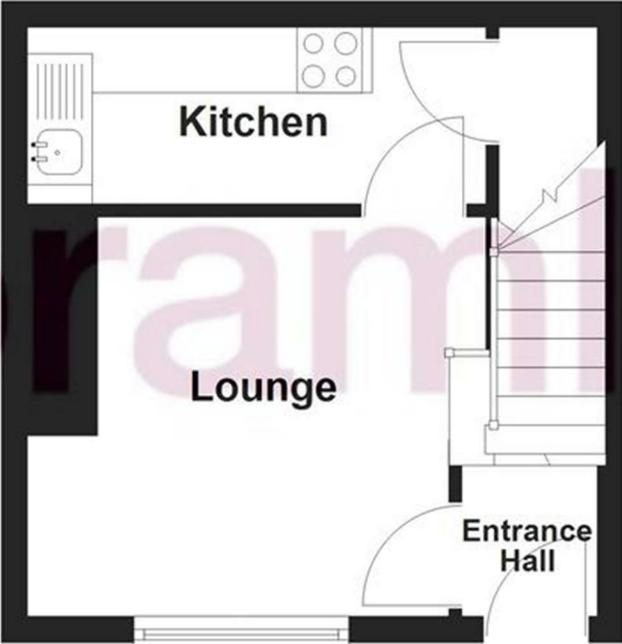
- 2 BED BACK TO BACK
- LOCATED IN THE POPULAR AREA OF COWCLIFFE
  - NO UPPER CHAIN
  - VACANT POSSESSION
- RECENTLY UPDATED THROUGHOUT
- MODERN FITTED KITCHEN AND BATHROOM
- ACCESS TO THE M62 AND HUDDS TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

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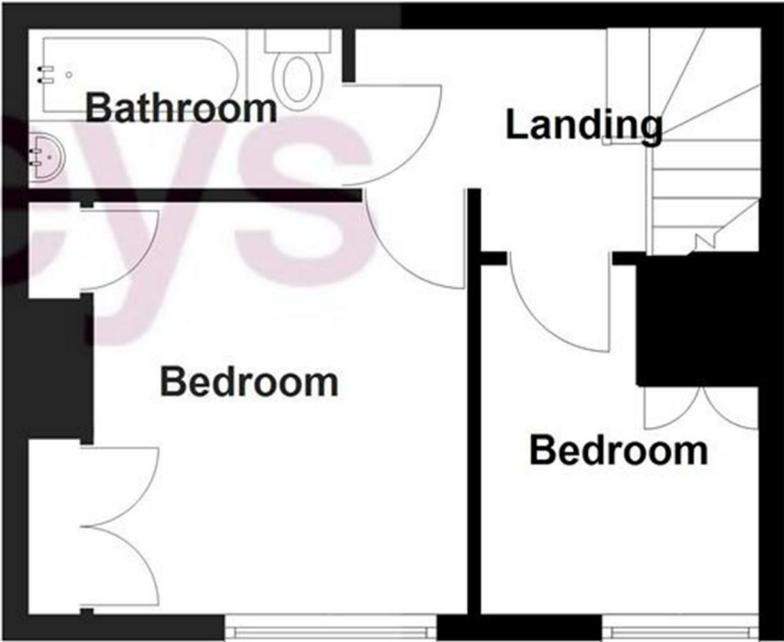
**Cellar**

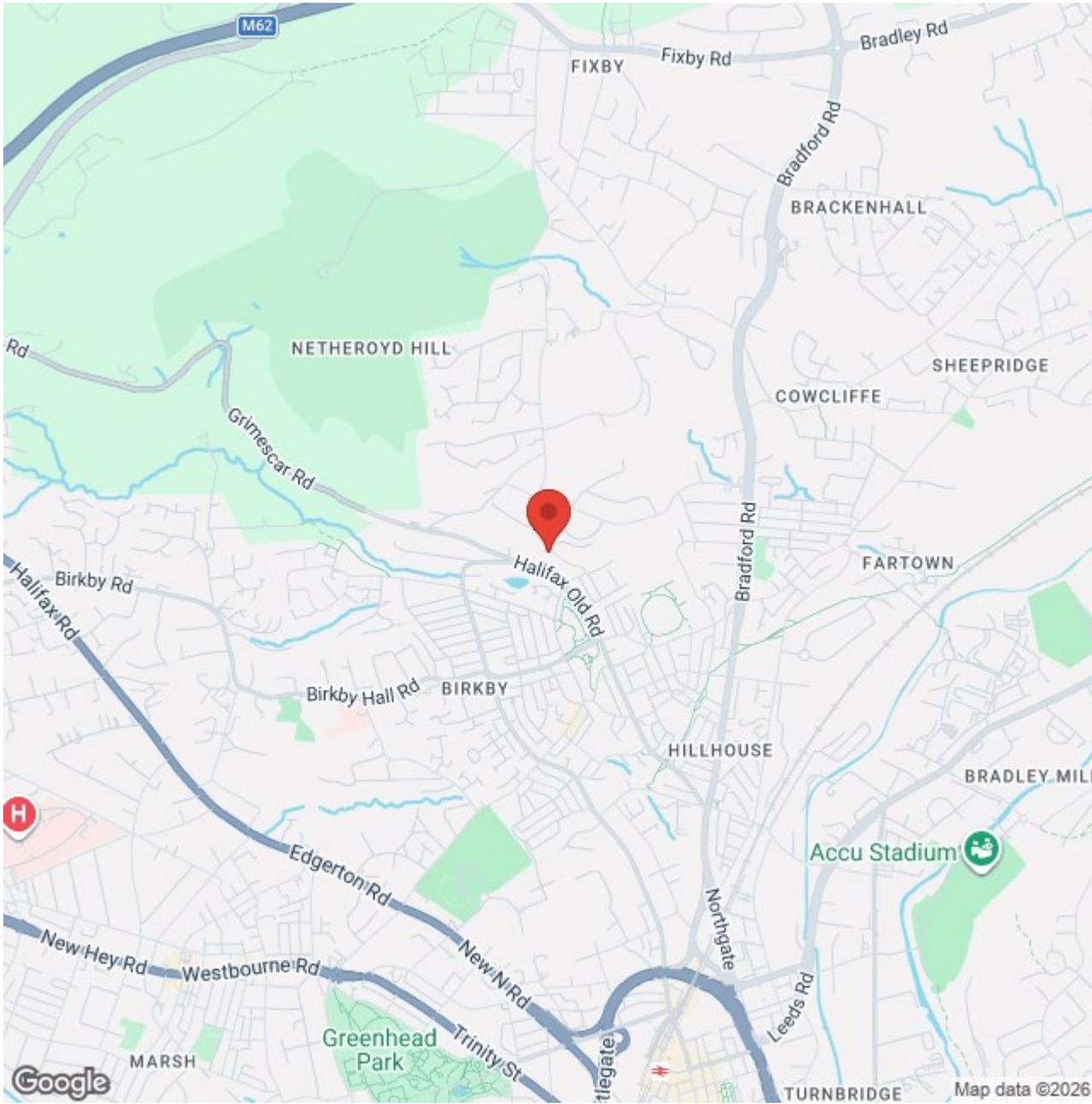


**Ground Floor**



**Second Floor**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(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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