



20 Windsor Road, Cowlersley, Huddersfield, HD4 5UF  
£170,000

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### NO UPPER CHAIN

This well maintained 2 DOUBLE BEDROOM, semi detached property would make an ideal purchase for a first time buyer/young family alike. Offering accommodation ready to move straight into, the property is fitted with uPVC double glazing, gas fired central heating (serviced boiler approx. 5 years old) and useful lower ground floor cellar/utility/workshop which provides potential to be converted into additional living space if required (subject to all necessary consents). Enjoying a pleasant open aspect to rear, off road parking by way of a driveway and garage and having accommodation briefly comprising: entrance vestibule with modern composite door, lounge with feature wood burning stove, fitted dining kitchen, first floor landing, 2 beds and recently installed three piece bathroom.

Energy Rating: D





## GROUND FLOOR:

### Entrance Vestibule

A modern composite door gives access to the entrance vestibule which has a staircase rising to the first floor.

### Lounge

13'11" x 11'4" (4.24m x 3.45m)

The lounge has a feature fireplace surround with decorative tiled interior and wood burning stove. This room has wood flooring, a central heating radiator and uPVC double glazed window.

### Dining Kitchen

13'11" x 12'0" (4.24m x 3.66m)

A modern kitchen which is fitted with a range of wall and base units, with working surfaces and matching upstands. There is an integrated electric oven with grill, integrated fridge and gas

hob with extractor located within the chimney breast, with a stainless steel splashback. There are 2 uPVC double glazed windows to the rear elevation, a stainless steel sink with side drainer and mixer tap and exposed floorboards.

## LOWER GROUND FLOOR:

### Cellar/Utility Room

14'0" x 12'4" (4.27m x 3.76m)

This useful room provides lots of additional storage, has internal power and lighting and houses the Vokera central heating boiler. There is a uPVC double glazed window, central heating radiator, space and plumbing for a washing machine and dryer, sink unit, under-stair storage and a built-in cupboard.

### Workshop

13'10" x 11'4" (4.22m x 3.45m)

Another useful storage room with internal power, lighting and a central heating radiator.

## FIRST FLOOR:

### Landing

Having access to the loft via a hatch which is partially glazed and gives borrowed light from the loft onto the landing.

### Bedroom 1

11'4" x 13'11" (3.45m x 4.24m)

This spacious double room can comfortably accommodate a king size bed and has space for a bank of wardrobes to one wall. There is a central heating radiator and a uPVC double glazed window.

### Bedroom 2

10'10" x 9'3" (3.30m x 2.82m)

This rear double room enjoys a pleasant aspect via the uPVC double glazed window. There is a central heating radiator, fitted wardrobes to one wall and a fitted cupboard.





## Bathroom

Having part tiled walls and a recently installed three piece suite comprising of a low flush WC, a bath with electric shower attachment over and vanity sink with storage beneath. There is also laminate flooring, a central heating radiator and uPVC double glazed window.

## LOFT:

The loft is boarded for additional storage and has a Velux window.

## OUTSIDE:

There is a gated low maintenance gravelled garden to the front with planted borders and side flower bed. Steps to the rear lead down to a flagged patio with raised flower bed, detached garage and a gated driveway.

## Garage

9'0" x 18'0" approx (2.74m x 5.49m approx)

The garage is alarmed, has internal power/lighting, up and over door and a central heating radiator.

## 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) passing through the traffic lights at Longroyd

Bridge. At the traffic lights in Cowlersley turn left into Cowlersley Lane, follow the road up and take the fifth left turn onto Windsor Road where the property can be found on the left hand side.

## 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.









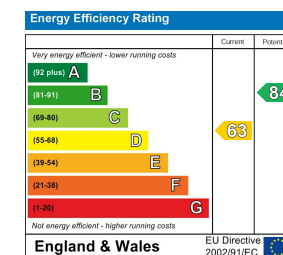


#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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