

Peter David Properties

Residential Sales and Lettings

Cowcliffe Hill Road

Offers in the region of £119,500



Cowcliffe Hill Road

Description

**** Attention First Time Buyers Or Investors **** Peter David Properties are pleased to present to the market, this reasonably priced two bedroom end of terrace property, situated in a popular and convenient location of Birkby, Huddersfield. The property briefly comprises; an entrance hallway, a living room, a kitchen diner located to the cellar, landing, two bedrooms and a house bathroom. Externally the property further benefits from an enclosed stone paved patio to the front with shrubbery surrounding and an enclosed patio to the rear. The property is located within close proximity of all local amenities, Greenhead Park, Huddersfield town centre and the M62 Network, for those needing to commute. Internal viewings are highly recommended - don't miss out, book your viewing today!

Features

Perfect For First Time Buyers Or Investors
Chain Free
Well-Presented Throughout
Close To Huddersfield Town Centre
Stone Paved Patios To The Front & Rear
Accommodation Over Three Floors
Close to Local Amenities
EPC - D
Gas Central Heating & Double Glazing Throughout
Spacious Kitchen Diner

Living Room 4.83m (15'10") x 3.84m (12'7")

A bright and airy living room benefits from wooden flooring, a feature fireplace with a log burner, a storage unit, patio doors which lead to the rear and windows to both the front and rear aspects.

Kitchen Diner 4.27m (14'0") x 4.65m (15'3")

An open plan kitchen diner with cream base units with marble effect work surfaces, wooden flooring and recessed lighting. The kitchen comprises; a stainless steel sink and drainer set into an island with storage units, an integrated electric cooker with a four piece gas hob and a chrome splashback and a storage unit. The kitchen diner also benefits from two windows to the rear aspect.

Landing 1.73m (5'8") x 2.24m (7'4")

Providing access to the first floor accommodation and loft hatch.

Master Bedroom 3.15m (10'4") x 2.92m (9'7")

A double master bedroom benefits from a feature Victorian fireplace, laminate flooring and a window to the front elevation.

Bedroom Two 1.80m (5'11") x 3.43m (11'3")

A second single bedroom with a window to the front elevation.

Bathroom 2.06m (6'9") x 2.54m (8'4")

A three piece suite briefly comprises; a WC, a hand wash basin, a bath with an overhead shower fitment, storage

units, lino flooring and a frosted window to the rear elevation.

External

Externally the property further benefits from an enclosed stone paved patio to the front with shrubbery surrounding and an enclosed patio to the rear.

Viewings

Viewings strictly by appointment only.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Directions

Directions from Peter David Properties Huddersfield Branch -

Head north-west on Halifax Rd/A629 towards Yew Tree Rd

Turn right at the 1st cross street onto Yew Tree Rd

Turn left onto Burn Rd

Turn right onto Grimescar Rd

Continue onto Halifax Old Rd

Turn left onto Cowcliffe Hill Rd and the destination will be on the left.

23 Cowcliffe Hill Road, Birkby, Huddersfield, HD2 2NY.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

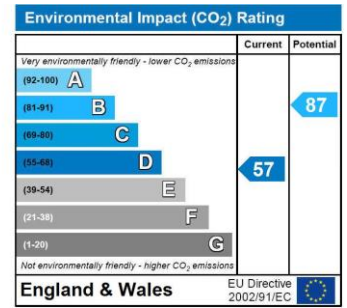
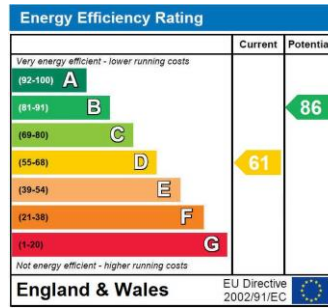
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY

OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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