



**Cowcliffe Hill Road, Huddersfield HD2 2PG**



**welcome to**

**Cowcliffe Hill Road, Huddersfield**

A beautifully presented detached home in Cowcliffe, offering three bedrooms, spacious living areas, low-maintenance gardens, private parking and a car port. Close to schools, amenities and M62 links, it's ready to move into with room to make it your own.



**Lounge**

12' 8" x 12' 7" ( 3.86m x 3.84m )

**Kitchen**

14' 6" x 12' 2" ( 4.42m x 3.71m )

**Conservatory/Dining**

11' 2" x 10' 2" ( 3.40m x 3.10m )

**Bedroom Two**

12' 9" x 9' 10" ( 3.89m x 3.00m )

**Bedroom Three**

11' 3" x 9' 10" ( 3.43m x 3.00m )

**Bathroom**

5' 10" x 4' 8" ( 1.78m x 1.42m )

**Bedroom One**

15' 7" x 15' 7" ( 4.75m x 4.75m )

**En-Suite**

8' 9" x 4' 2" ( 2.67m x 1.27m )

**Agents Note**

The seller had advised that they have not paid ground rent or service charges in their time of occupancy and is not aware of any restrictions on use. We recommend that your conveyancer makes all necessary enquiries on your behalf.



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welcome to

## Cowcliffe Hill Road, Huddersfield

- Detached family home
- Spacious living areas
- Three well-sized bedrooms
- Convenient kitchen
- Low-maintenance gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118881 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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