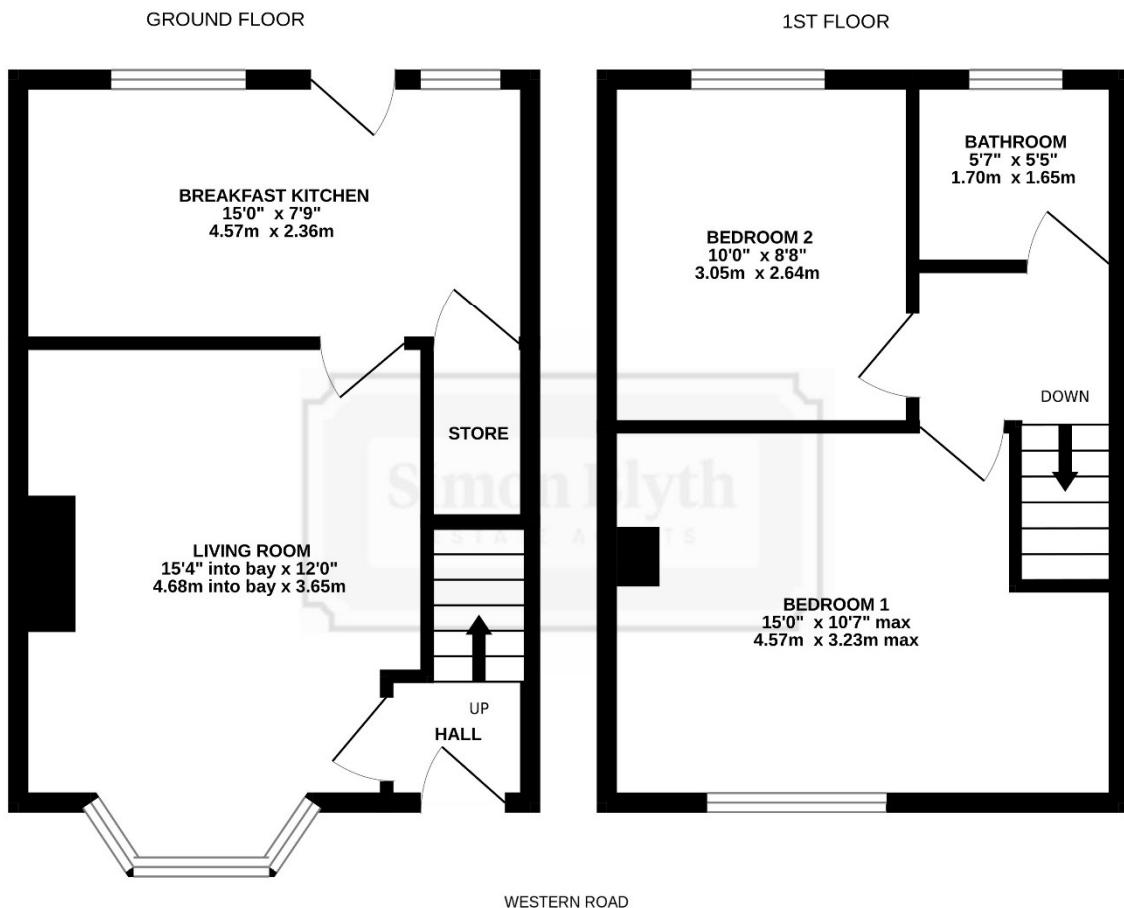




**Simon Blyth**  
ESTATE AGENTS

**45 Western Road, Cowlersley, Huddersfield, HD4 5TH**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

A mature bay fronted semi-detached house constructed circa 1933 and providing comfortable and well-presented accommodation within an established residential area close to local amenities.

The property would make an ideal first-time purchase and has accommodation which is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance lobby, bay fronted living room and breakfast/kitchen. First floor landing leading to two double bedrooms and bathroom. Externally there are low maintenance gardens to both front and rear, off-road parking to the front and large single garage situated at the rear.

**Offers Around £150,000**

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## GROUND FLOOR

### ENTRANCE LOBBY

With uPVC frosted double glazed door with frosted uPVC double glazed window over, there is a ceiling light point, cloaks rail, central heating radiator and to one side a staircase rises to the first floor. From the lobby a door opens into the living room.

### LIVING ROOM

Measurements – 15'4" x 12'0"

A comfortable reception room which has a walk-in bay with uPVC double glazed windows providing plenty of natural light and looking out over the front garden. There is a ceiling light point, ceiling coving, central heating radiator, laminate flooring and as the main focal point of the room a fireplace with timber surround, marble effect inset and home to a flame effect electric fire. To the rear of the living room a door opens into a breakfast/kitchen.



## **BREAKFAST/KITCHEN**

Measurements-15'0" x 7'9"

With two uPVC double glazed windows looking out to the rear together with a uPVC and sealed unit and double-glazed door. There is a ceiling light point, central heating radiator, tiled floor and fitted with a range of modern base and wall cupboards, drawers, contrasting overlying worktops with an inset single drainer stainless steel sink with chrome monobloc tap, gas cooker point, extractor fan, plumbing for automatic washing machine, breakfast bar and cupboard housing a Vokera gas fired combination central heating boiler. Beneath the stairs there is a useful storage cupboard.



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## FIRST FLOOR

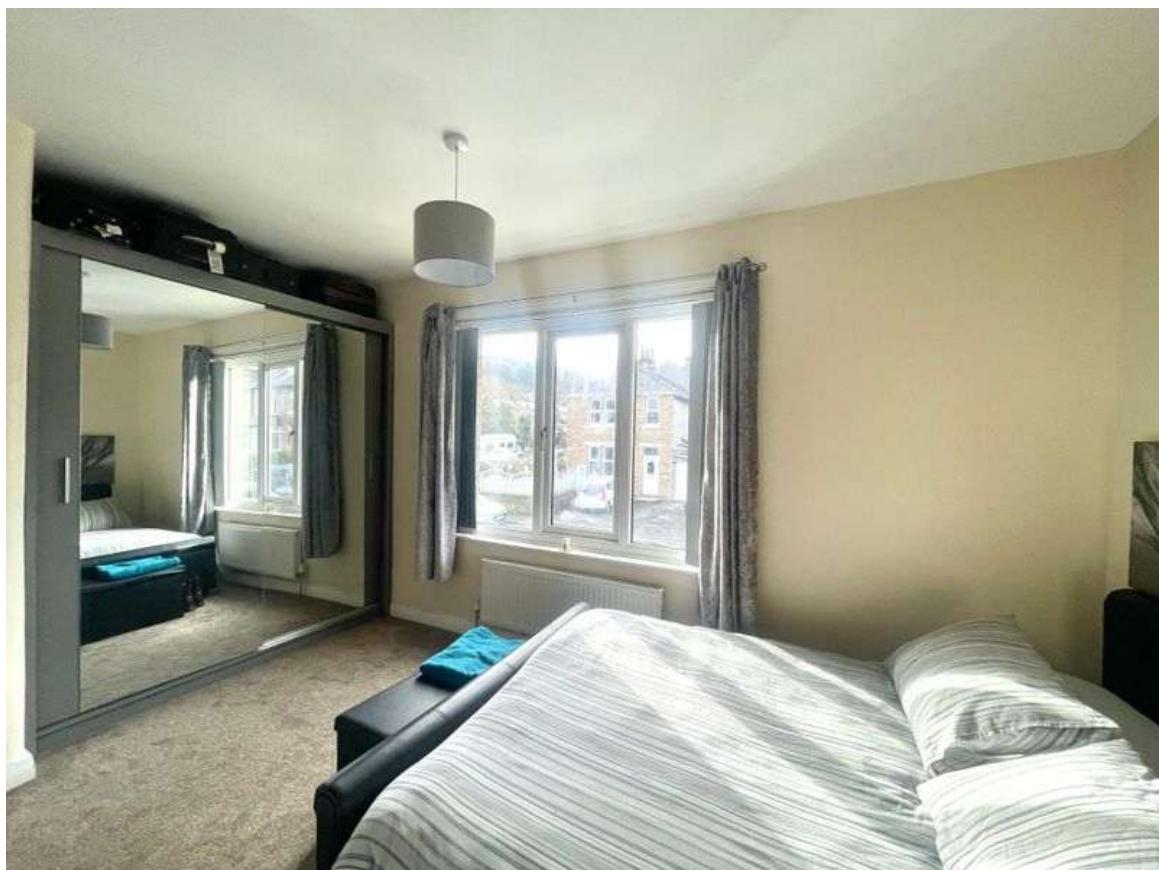
### LANDING

With loft access which leads to a boarded loft. There is a ceiling light point and from the landing access can be gained to the following rooms: -

### BEDROOM ONE

Measurements- 15'0" maximum x 10'7"

A good-sized double room which has uPVC double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator, chimney breast and recess above the stairs ideal for wardrobe placement.

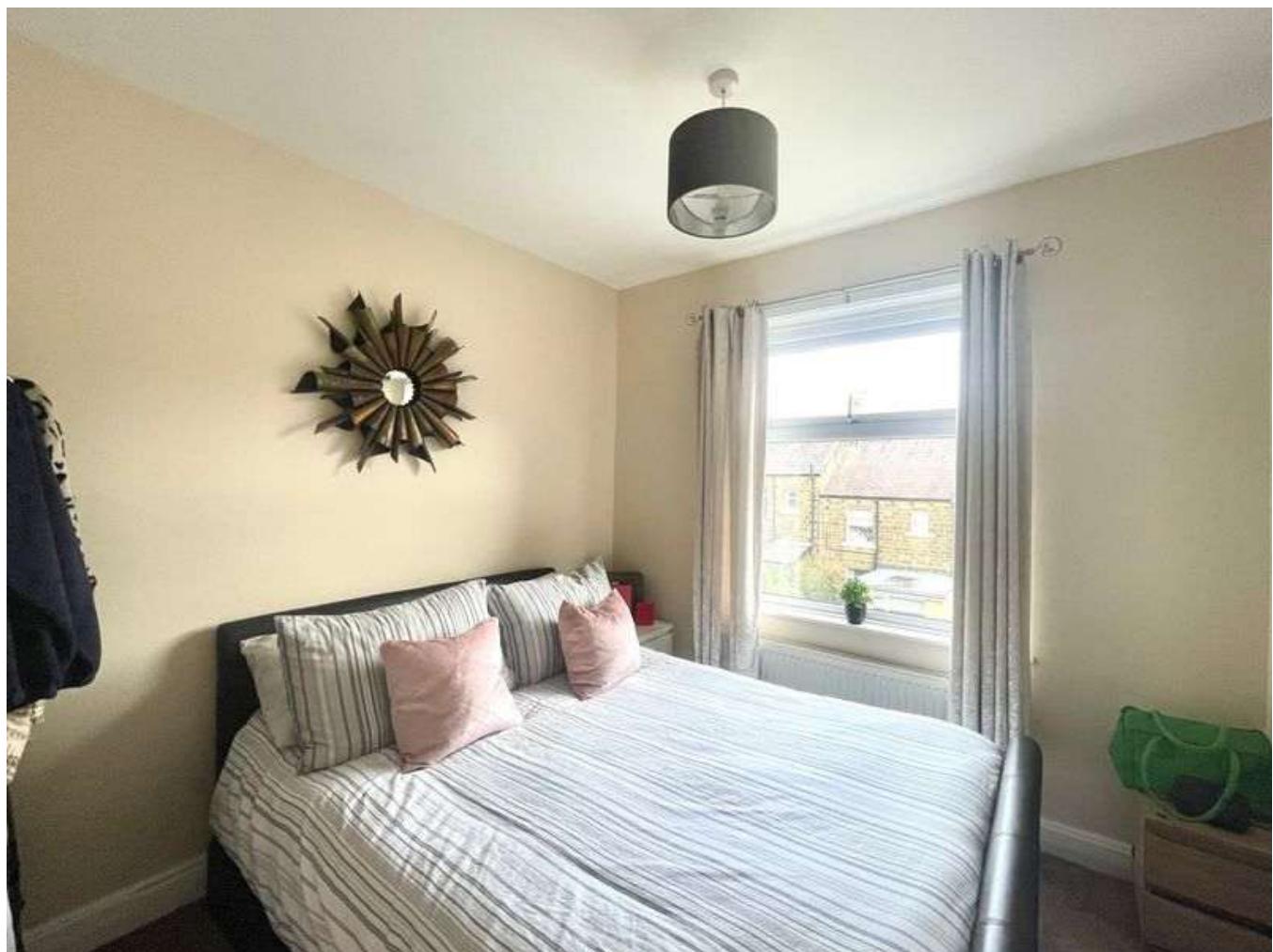


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## BEDROOM TWO

Measurements- 10'0" x 8'8"

A double room with uPVC double glazed window looking out to the rear, there is a ceiling light point and central heating radiator.



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## BATHROOM

Measurements- 5'7" x 5'5"

With ceiling light point, floor to ceiling tiled walls, central heating radiator and fitted with a suite comprising panelled bath with chrome shower fitting over, pedestal wash basin and low flush w.c.



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## OUTSIDE

### PARKING

To the front of the property there is a driveway providing off-road parking whilst to the rear there is a generously sized single garage.

### GARAGE

Measurements- 19'6" x 9'5"

With a new roof fitted in 2025, there is an up and over door, frosted uPVC double glazed windows, courtesy door, power and light.

### GARDENS

To the front of the property there is a lawned garden with pathway leading down the right-hand side and giving access to a low maintenance flagged rear garden where there is access to the sub floor of the property together with a short flight of steps rising to the dining/kitchen.



## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Leasehold for the remainder of 999- year lease from the 5<sup>th</sup> November 1933 with a nominal annual ground rent

Council tax band – A

Directions- Using satellite navigation enter the postcode HD4 5TH

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of

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a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

# Simon Blyth

ESTATE AGENTS

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