



Simon Blyth
ESTATE AGENTS

Minerva Street, Cowlersley, Huddersfield, HD4 5UH



MINERVA STREET

Measurements are approximate. Not to scale. Illustrative purposes only
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PROPERTY DESCRIPTION

A TRADITIONAL STONE BUILT INNER THROUGH TERRACED HOUSE WITH GARDENS TO BOTH FRONT AND REAR TOGETHER WITH USEFUL ATTIC ROOM.

The property is located within this established residential area close to local shopping, schools and ideal for first time buyers or young family. The accommodation is served by a gas central heating system and partial PVCu double glazing and briefly comprises to the ground floor entrance lobby, living room and dining kitchen. First floor two bedrooms and bathroom, second floor attic room. Externally there are gardens laid out to both front and rear.

PRICES OFFERS AROUND £135,000

Ground Floor

A composite panelled and frosted double glazed door opens into an entrance lobby, this has a ceiling light point, dado rail, central heating radiator, laminate flooring and frosted PVCu double glazed window above the door which provides additional natural light. To one side a timber panelled door opens into the living room.

Living Room

Measurements 13'5" x 11'5" (4.09m x 3.48m)

This comfortable and well proportioned reception room has a large PVCu double glazed window which looks out across the front garden and provides the room with plenty of natural light, there is a decorative ceiling rose with ceiling light point, ceiling coving, dado rail, two wall light points, central heating radiator, laminate flooring and as the main focal point of the room there is a feature fireplace with timber surround, Westmorland slate inset and home to a coal effect gas fire which rests on a Westmorland slate hearth. To the rear of the living room a timber panelled door opens into a dining kitchen.



Dining Kitchen

14'5" x 9'3" (4.39m x 2.82m)

This is another well proportioned room which is situated to the rear of the property and has two timber and glazed windows together with a PVCu stable style door giving access to the garden. There is a pine panelled ceiling with two ceiling light points, tiled floor, useful storage cupboard beneath the stairs, tongue and groove boarding to dado height and fitted with a range of white gloss base and wall cupboards, drawers, contrasting worktops with tiled splashbacks, diamond leaded and glazed display cupboard, inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with extractor hood over and electric oven beneath, integrated fridge, integrated freezer and plumbing for automatic washing machine.



First Floor Landing

With ceiling light point and staircase giving access to the attic bedroom. From the landing access can be gained to the following rooms:-

Bedroom One

16'7" x 8'8" (5.05m x 2.64m)

A double room with two PVCu double glazed windows looking out to the front, there is a ceiling light point and bulk head.



Bedroom Two

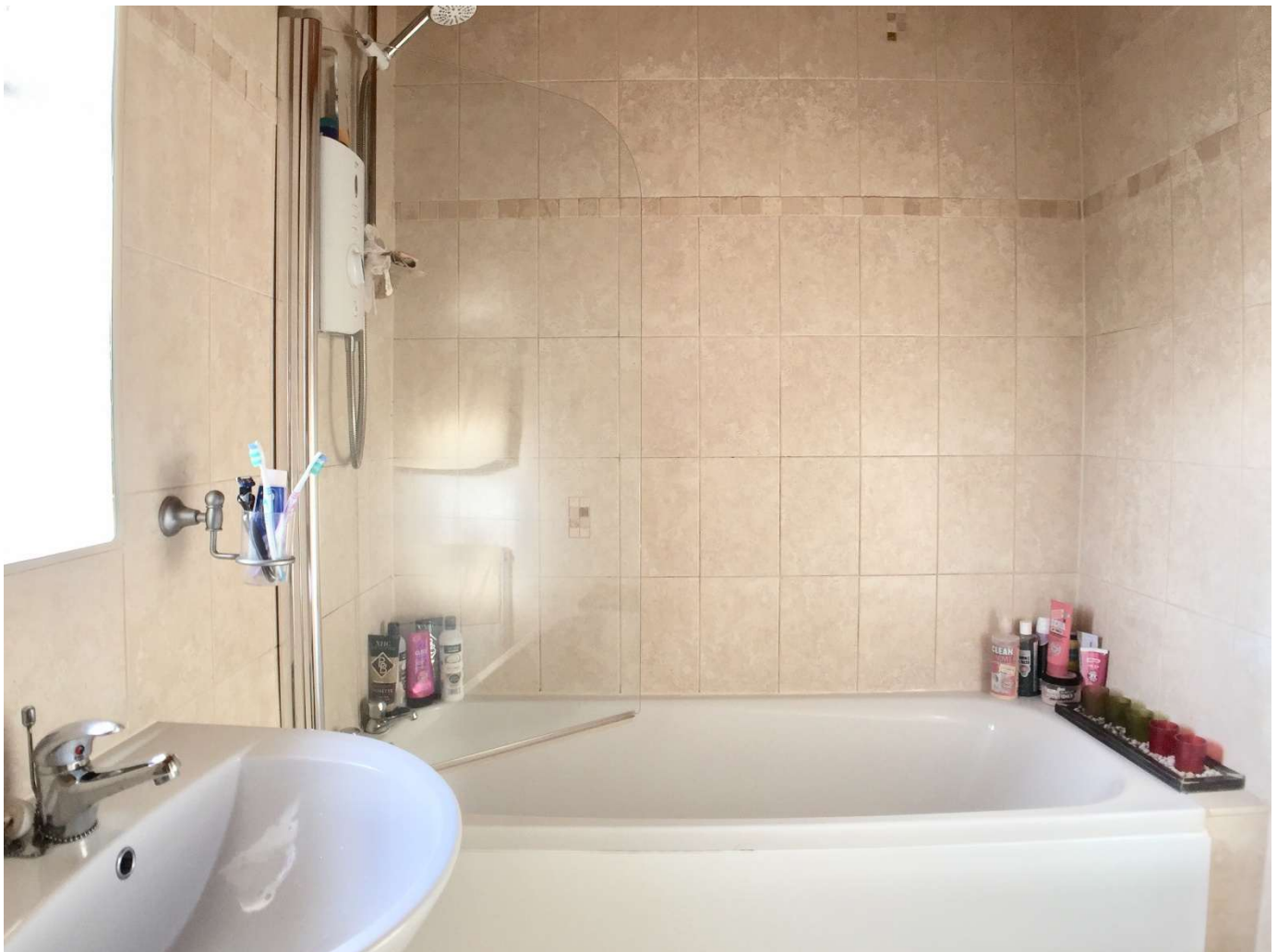
9' x 8' (2.74m x 2.44m)

With a timber and glazed window looking out to the rear, there is a ceiling light point, central heating radiator, wall mounted Glow-worm gas fired central heating boiler and fitted floor to ceiling cupboards.

Bathroom

8' x 6' (2.44m x 1.83m)

With a timber and frosted glazed window, pine panelled ceiling with ceiling light point, floor to ceiling tiled walls, tiled floor, central heating radiator and fitted with a suite comprising panelled bath with glazed shower screen and Mira Sport shower over, pedestal wash basin with chrome mono bloc tap and low flush WC.



Attic Room

15'9" x 7'7" (4.80m x 2.31m)

This has a pitched ceiling with two ceiling light points, Velux double glazed window and eaves storage.



Outside

Gardens

To the front of the property there are stone gateposts with a wrought iron hand gate opening onto a pathway which leads to the front door, adjacent to this there is a gravelled garden area with rockery and planted shrubs. To the rear there is a central pathway leading to a hand gate at the foot of the garden, there is a narrow strip of lawn, flagged patio, timber garden shed and brick barbeque.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure –

Local authority – Kirklees Council

Council tax band – A

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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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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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



MAIN CONTACTS

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