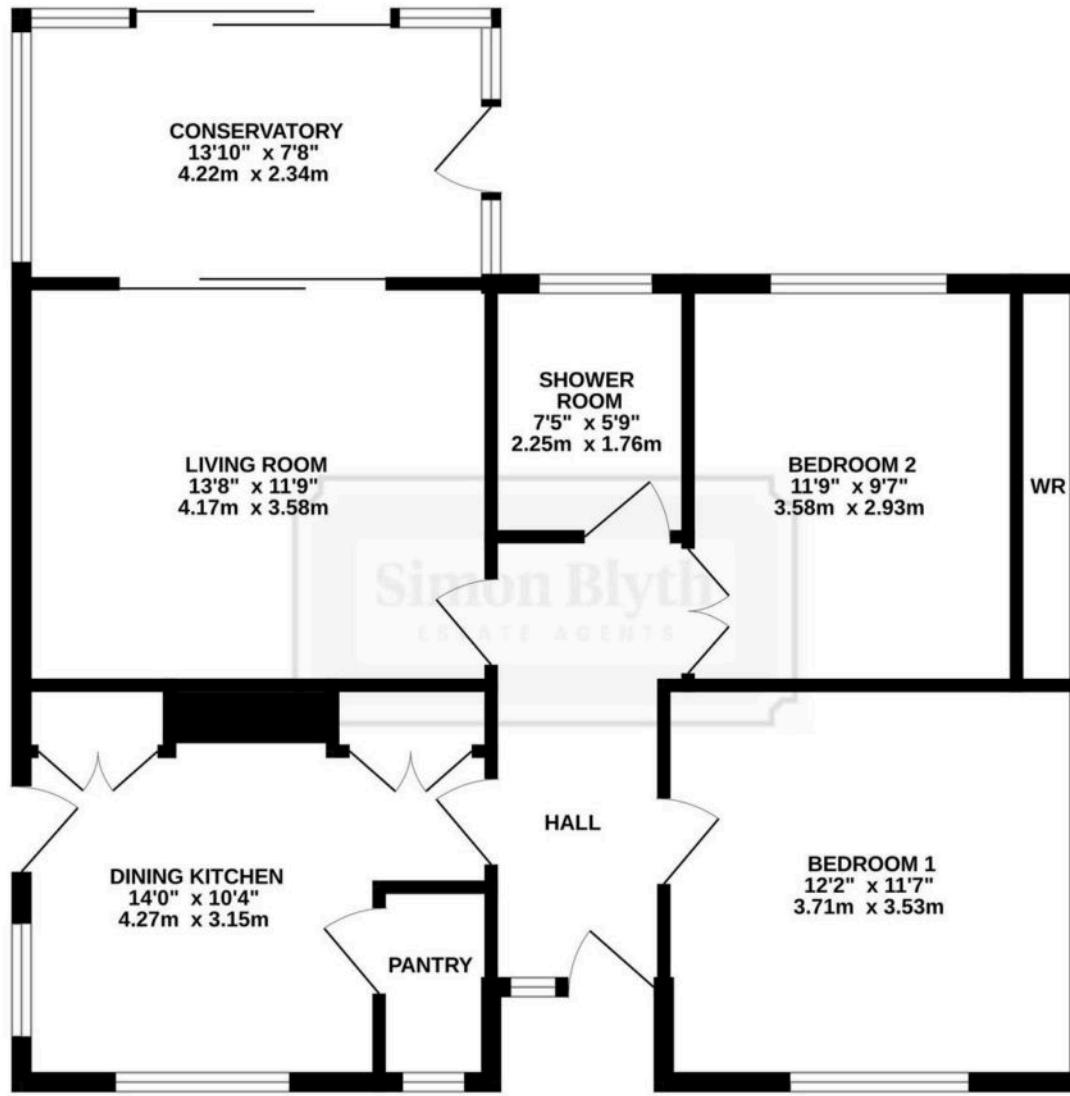




33 Birklands Road, Cowcliffe

Huddersfield

Guide Price **£190,000**





33 Birklands Road

Cowcliffe, Huddersfield

FOR SALE BY MODERN METHOD OF AUCTION

Situated towards the head of a cul de sac a mature brick built and rendered detached double fronted true bungalow with a rosemary tiled pitched roof standing within generous established gardens with south westerly aspect at the rear.

Property is situated close to the town centre with additional local shopping facilities in Birkby and accessible for J24 of the M62. The accommodation is served by a gas central heating system, Pvcu double glazing and briefly comprises entrance hall, living room with conservatory off, dining kitchen, two bedrooms and shower room.

Externally a driveway to the left hand side of the bungalow provides off road parking and with gardens laid out to front and rear.

Condition of property reflected in price

Simon Blyth
ESTATE AGENTS



Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Entrance Hall

13' 3" x 5' 7" (4.04m x 1.70m)

With pvcu and frosted double glazed door with adjacent pvcu double glazed window providing the hallway with natural light, there is a ceiling light point, central heating radiator and from the hallway access can be gained to the following rooms..-

Living Room

13' 8" x 11' 9" (4.17m x 3.58m)

This is situated to the rear of the bungalow and is approached through twin timber doors from the hallway, there are aluminium double glazed sliding patio doors opening into the conservatory, ceiling light point, central heating radiator and as the main focal point of the room there is a decorative fireplace with display niches and electric flame effect fire.

Conservatory

13' 10" x 7' 8" (4.22m x 2.34m)

This enjoys a lovely aspect over the south westerly facing rear garden with wooded aspect beyond, there are pvcu double glazed windows, sliding patio doors.

Dining Kitchen

14' 0" x 10' 4" (4.27m x 3.15m)

This is situated to the front of a dual aspect with pvcu double glazed windows to the front and side elevation having far reaching views. There is a pvcu and frosted double glazed stable style door, ceiling light, fitted cupboards, central heating radiator, gas cooker point, wall mounted Vaillant gas central heating boiler, base cupboards and drawers with contrasting overlying worktops and to one side a door gives access to a pantry.



Pantry

5' 5" x 2' 5" (1.65m x 0.74m)

With feature timber and glazed port hole window, fitted shelving and wall light.

Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m)

With pvcu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving and central heating radiator.

Bedroom Two

11' 9" x 9' 7" (3.58m x 2.92m)

With pvcu double glazed window looking out over the rear garden, there is a ceiling light, central heating radiator, a bank of fitted sliding door floor to ceiling wardrobes and as with the living room, the bedroom is approached through twin timber doors.

Shower Room

7' 5" x 5' 9" (2.26m x 1.75m)

With a frosted pvcu double glazed window, loft access, inset ceiling down lighters, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin, low flush WC and shower cubicle with Mira sport shower fitting.



Garden

To the front of the property there is a lawned garden which is bordered by trees, flowers and shrubs with a pathway running across the front of the bungalow and leading down either side. The rear garden enjoys a south westerly aspect with lovely far reaching views over Emley Moor Mast. There is a pathway, steps leading down from the conservatory and with the garden being predominately lawned together with planted trees, flowers and shrubs, timber and glazed garden shed and at the foot of the garden there is a pleasant wooded aspect.

Driveway

The property is approached through twin wrought iron gates which are open onto a tarmac driveway which provides off road parking and in turn leads to a car port where there is access to the dining kitchen, external store and timber gate leading to rear garden.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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 FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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