





Queens Road West, Cowlersley, Huddersfield

Offers In Region Of £130,000

CHARMING TWO-BEDROOM COTTAGE WITH CHARACTER FEATURES

THIS QUAIN AND BEAUTIFULLY PRESENTED TWO-BEDROOM COTTAGE OFFERS A DELIGHTFUL BLEND OF PERIOD CHARM AND MODERN LIVING. THE PROPERTY BRIEFLY COMPRISES AN ENTRANCE HALLWAY, A SPACIOUS LOUNGE WITH A MULTI-FUEL STOVE, AND A GENEROUS KITCHEN DINER WITH A SEPARATE WC AND AMPLE STORAGE. TO THE FIRST FLOOR, YOU'LL FIND TWO BEDROOMS AND A STYLISH HOUSE BATHROOM. EXTERNALLY, THE HOME BENEFITS FROM ON-ROAD PARKING AND A SMALL, LOW-MAINTENANCE REAR GARDEN.

This quaint and beautifully presented two-bedroom cottage offers a delightful blend of period charm and modern living. The property briefly comprises an entrance hallway, a spacious lounge with a multi-fuel stove, and a generous kitchen diner with a separate WC and ample storage. To the first floor, you'll find two bedrooms and a stylish house bathroom. Externally, the home benefits from on-road parking and a small, low-maintenance rear garden.

Hallway

The front door opens into a welcoming hallway with modern décor and grey carpeting. Stairs leads to the first-floor landing, and there's a handy cloak storage area. A door leads into the lounge.



Lounge 14.51' x 13.96' (4.27m x 3.96m)

A generously sized reception room boasting high ceilings and a striking fireplace housing a multi-fuel stove. A large, double-glazed window allows natural light to flood the room. A door leads to a staircase descending to the lower ground floor kitchen diner.

Kitchen Diner 13.49' x 12.90' (3.96m x 3.66m)

A spacious and versatile room ideal for entertaining. Fitted with an array of cream wall and base units, integrated oven, electric hob, fridge, and freezer, along with plumbing for a washing machine. There is ample space for a dining table and chairs. A door leads to a useful pantry cupboard, and an additional door opens to a convenient WC, perfect for guests.

First Floor

Landing With a window offering rear views, the landing provides access to both bedrooms and the bathroom.

Bedroom One 10.43' x 8.78' (3.05m x 2.44m)

A well-proportioned double bedroom featuring high ceilings, neutral décor, grey carpeting, and a window overlooking the front of the property, providing ample natural light.

Bedroom Two 7.88' x 6.98' (2.13m x 1.83m)

A single bedroom with high ceilings, grey carpets, and a front-facing window. Ideal as a guest room, nursery, or home office.

Bathroom

A modern house bathroom fitted with a panelled bath and overhead shower with glass screen, WC, and washbasin. Finished with stylish tiling for a sleek, contemporary look.

Garden

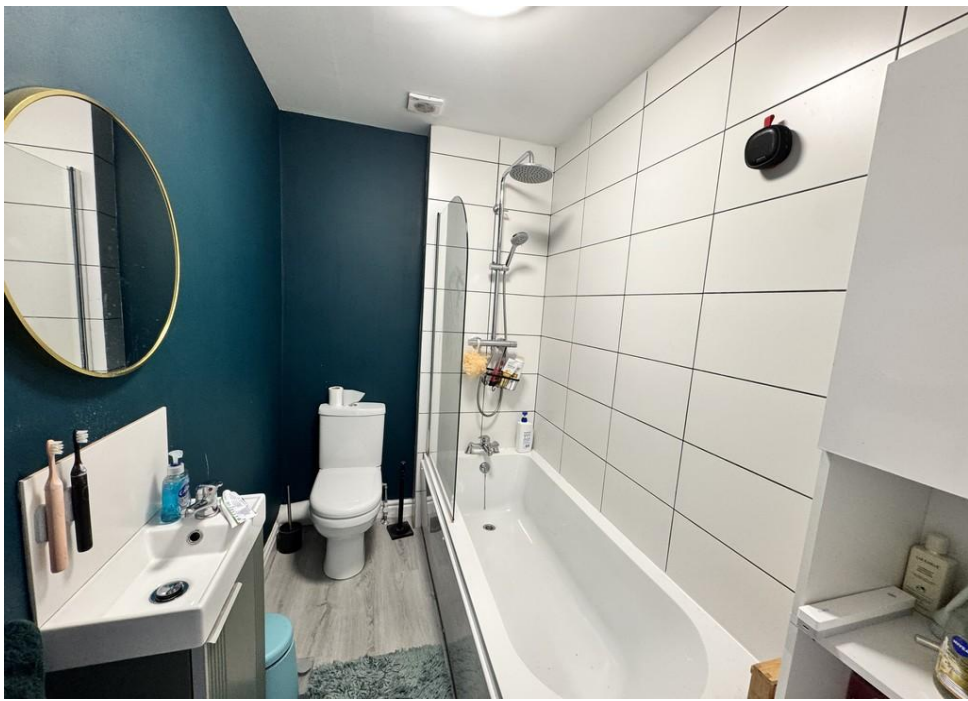
Enjoy a low-maintenance rear garden, perfect for relaxing or entertaining. The space offers the ideal opportunity to create your own outdoor haven-whether it's for quiet mornings, weekend BBQs, or a touch of greenery with minimal upkeep.

AGENT NOTES

- 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. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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 CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



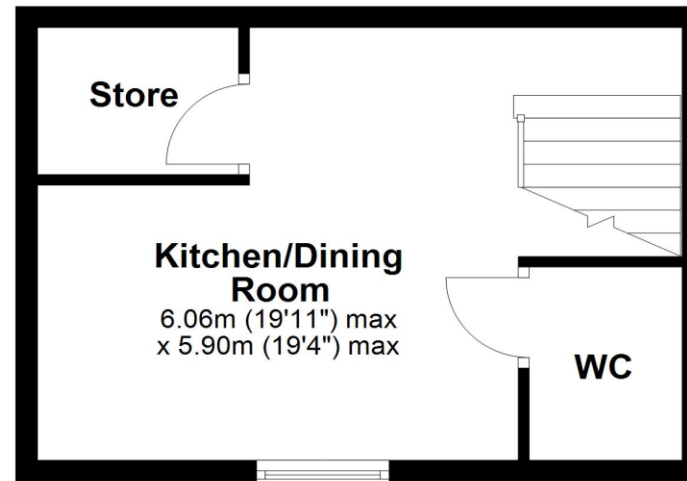






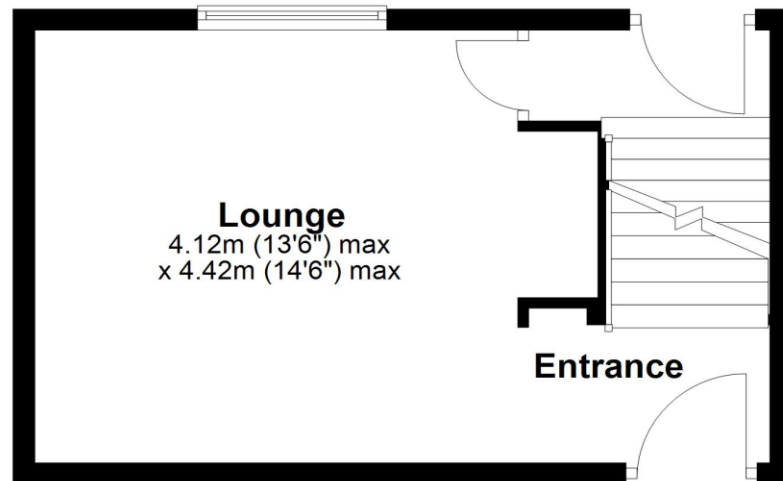
Ground Floor

Approx. 28.1 sq. metres (303.0 sq. feet)



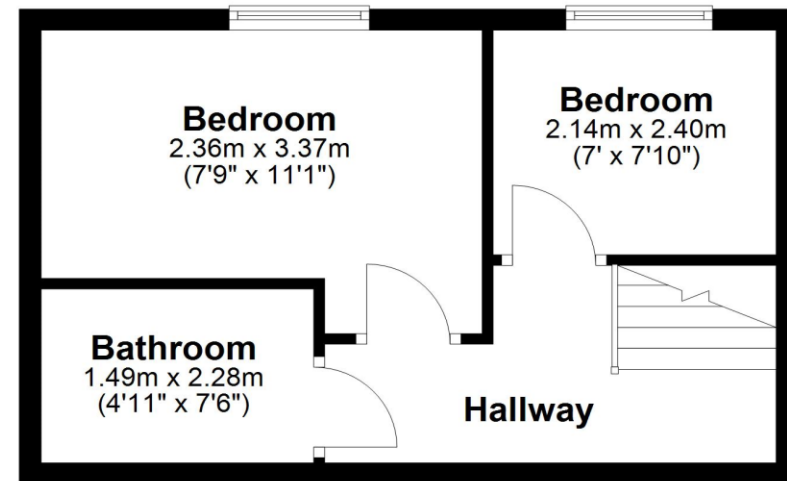
First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 sq. feet)