



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 22 Orchard Street West, Huddersfield, HD3 4TE

### Offers In The Region Of £249,995

\*SITE SOLD BY ADM RESIDENTIAL\* \*EPC "B"\* Welcome to Orchard Street West, Longwood, Huddersfield - a fantastic location for this exquisite new build townhouse! Step inside this modern property and be greeted by a spacious 27ft open plan living area, perfect for entertaining guests or relaxing with your family. The bi-folding doors bring the outdoors in, creating a seamless blend between the contemporary interior and the beautifully landscaped garden. With four bedrooms and three bathrooms, there is ample space for a growing family or for those who love to have guests over. The property boasts a double driveway with an electric car charging point, making it convenient for those with electric vehicles. Built in 2023, this house is practically brand new, offering all the modern amenities and comforts one could desire. The property's sleek design and clean lines make it a blank canvas for you to add your personal touch and make it truly your own. Located in a desirable area with parking for two vehicles, this townhouse is the perfect place to call home. Don't miss out on this fantastic opportunity - make this new build property yours today and start creating lasting memories in this wonderful space. Plus, with no chain, you could be moving in sooner than you think! \*LOOKING TO MOVE IN TIME FOR CHRISTMAS?\* \*EPC "B"\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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[www.admresidential.co.uk](http://www.admresidential.co.uk)





### ENTRANCE COMPOSITE DOOR

Entrance composite door leads to:

### RECEPTION HALLWAY



Welcoming reception hallway, featuring useful under stairs storage and staircase rising to the first floor landing. Finished with security alarm and Wireless control, wall mounted gas central heated radiator and laminate flooring. Doors leading to:

### CLOAKROOM



A useful cloakroom with uPVC opaque window to the front aspect. Featuring a two piece modern suite comprising of: hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail and contrasting tiled flooring:

### OPEN PLAN MODERN LIVING



This open plan 27ft living/dining/kitchen with uPVC window overlooking the front aspect and aluminium bi-folding door which leads out onto the rear garden, a fabulous space to entertaining:

### LOUNGE AREA



Lounge area set to the front elevation with uPVC window overlooking the front aspect. Finished with inset ceiling spotlighting, BT/Data point. wall mounted double panelled gas central heated radiator and contrasting laminate flooring:

### BREAKFAST DINING KITCHEN



Finished to a high specification is this spacious breakfast dining kitchen with aluminium bi-folding doors leading out onto the rear garden. Featuring a matching range of base and wall mounted units and breakfast bar in High Gloss Grey with Quartz

effect working surfaces, inset brushed chrome sink unit with mixer tap. Integral electric oven and induction hob with extractor hood over and led under unit lights, integrated washer/dryer a dishwasher and a under-counter fridge and freezer, finished with laminated flooring.

### DINING AREA WITH BIFOLDING DOORS



Dining area with ample space for a dining table and chairs, featuring aluminium bi-folding door which leads out onto the rear garden. Finished with inset ceiling spotlighting, wall mounted double panelled gas central heated radiator and flooring TBA.

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, useful storage cupboard and staircase rising to the second floor landing. Finished with wall mounted gas central heated radiator and doors leading to:

### HOUSE BATHROOM



Fully tiled, modern house bathroom with uPVC opaque window overlooking the front aspect. Featuring a three piece suite and chrome effect fittings, comprising of: panelled bath with mains fitted shower over and glass shower screen, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail, extractor fan and contrasting tiled flooring:

### BEDROOM TWO



Second, good sized double bedroom with uPVC window overlooking the front aspect. Finished with T.V.point, inset ceiling spotlighting and wall mounted gas central heated radiator:

### BEDROOM THREE



Third double bedroom with uPVC window to the front aspect. Finished with T.V.point, inset ceiling spotlighting and wall mounted gas central heated radiator:



## BEDROOM FOUR



Fourth bedroom with uPVC window to the rear aspect. Finished with inset ceiling spotlighting, T.V.point and wall mounted gas central heated radiator:

## TO THE SECOND FLOOR LANDING



Staircase rises to the second floor landing, uPVC window over looking side aspect and door leads to:

## PRIMARY BEDROOM WITH EN-SUITE



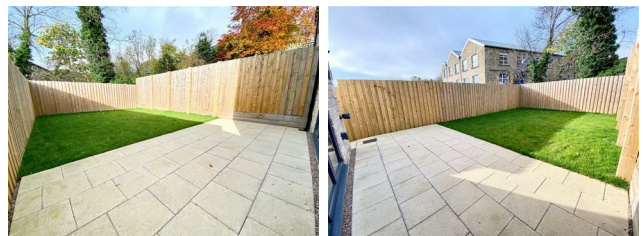
Spacious primary bedroom with twin aspect uPVC velux windows to the front aspect. Featuring en-suite facilities and walk-in wardrobe space, finished with inset ceiling spotlighting, T.V.point, under eaves storage cupboard and wall mounted gas central heated radiator:

## EN-SUITE SHOWER ROOM



Partly tiled en-suite with uPVC velux window to the front aspect. Featuring a three piece suite with chrome effect fittings. Comprising of: walk-in shower cubicle with mains fitted shower, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with extractor fan, wall mounted chrome heated towel rail and tiled flooring:

## EXTERNALLY



Externally, to the front aspect is a newly laid tarmac courtyard with allocated parking space for two vehicles, tiered pathway leading to the entrance door with wooden balustrade. Featuring outside security lighting, electric car charging point and meter points. To the rear, the property boasts a garden with stone flagged patio and lawned area with security lighting, outdoor tap and electric point. Finished with fenced boundaries:

## EXTRAS

Please note builders asked all buyers to be qualified when placing an offer.

Normal extras are as follows

CARPETS & FLOORING (TBA)  
ADDED UPGRADED BATHROOM FITTING  
SECURITY ALARM & CCTV  
SECURITY ACCESS  
ALL INTEGRATED APPLIANCES  
OUTSIDE WATER TAP  
ELECTRIC CAR CHARGING POINT  
ELECTRIC OUTDOOR POINT

### **Tenure**

This property is ( FREE HOLD )

### **Council Tax Bands**

The council Tax Banding is "C"  
Please check the monthly amount on the Kirklees  
Council Tax Website.

### **EPC RATED B**

<https://find-energy-certificate.service.gov.uk/energy-certificate/7390-0142-0532-4392-3273>

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships

have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **ABOUT THE AREA**

Local Area:

Set on the edge of Huddersfield surrounded by local countryside with lots of local walks and beautiful scenery, Longwood is well placed for commuters needing convenient access to Huddersfield and the M62 motorway network. Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### **OUR SERVICES**

#### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

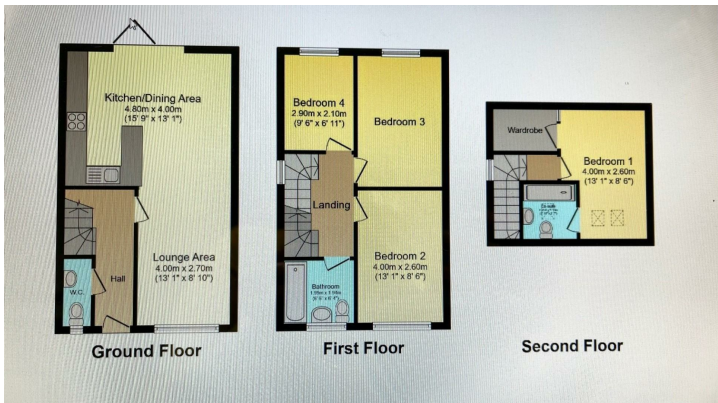
#### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3172147](https://sprift.com/dashboard/property-report/?access_report_id=3172147)

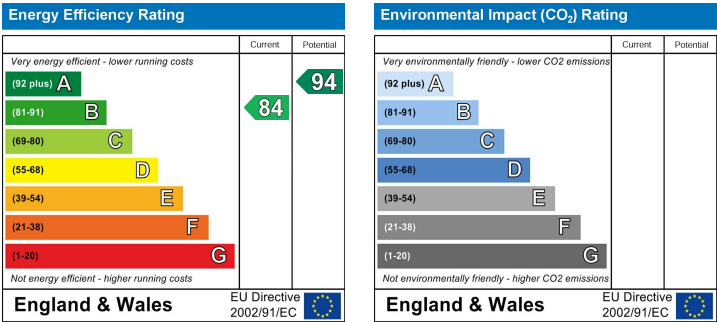
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## Floor Plan



## Energy Efficiency Graph



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