



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 58 Leymoor Road, Huddersfield, HD3 4SW

**Offers In The Region Of £110,000**

**\*REDUCED BY £10,000\* \*NEWLY FITTED SHOWER ROOM\* \*\*A PERFECT F.T.BUYER PURCHASE OR INVESTMENT\*\* \*\*FANTASTIC BUY\*\* \*OFFERED FOR SALE WITH NO ONWARD CHAIN\* \*A DELIGHTFUL END TERRACE PROPERTY WITH PARKING AREA\* \*SET IN THE MUCH SOUGHT AFTER LOCATION OF LONGWOOD/GOLCAR\* A perfect purchase for a first time buyer or investor is this stone built, one bedroom end terrace cottage property. Having been recently decorated throughout and in a ready to move into condition. Ideally positioned for easy access to all village amenities, local shops and good schools, great bus routes with easy access to the M62 motorway network. Boasting gas central heating, double glazing, the accommodation briefly comprises of:- Newly fitted entrance uPVC door, opening into an attractive open plan lounge/breakfast kitchen with useful under stairs storage/utility cupboard. To the first floor landing: spacious double bedroom and a newly fitted, modern shower room with storage cupboard for the boiler. Externally, to the front aspect there is off street parking available for one vehicle. Viewing is highly recommended to appreciate the standard of the accommodation on offer! Please call ADM Residential today! \*\*\*DON'T DELAY THIS PROPERTY IS NOT TO BE MISSED\*\*\*VIRTUAL VIEWING AVAILABLE\*\*\***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





### ENTRANCE COMPOSITE SECURITY DOOR



A newly fitted composite door leads to this open plan living area with under stairs storage cupboard and staircase leading to the first floor landing:

### OPEN PLAN LIVING AREA 15'11 x 13'11 (4.85m x 4.24m)



This charming, recently decorated lounge area with uPVC double glazed window to the front aspect and breakfast kitchen set to the rear of the property. Featuring inglenook fireplace with stove effect gas fire, built in T.V stand, built in cupboard and shelving. Finished with T.V point, telephone point and two wall mounted double panelled gas central heated radiator:

### INGLE NOOK FIREPLACE

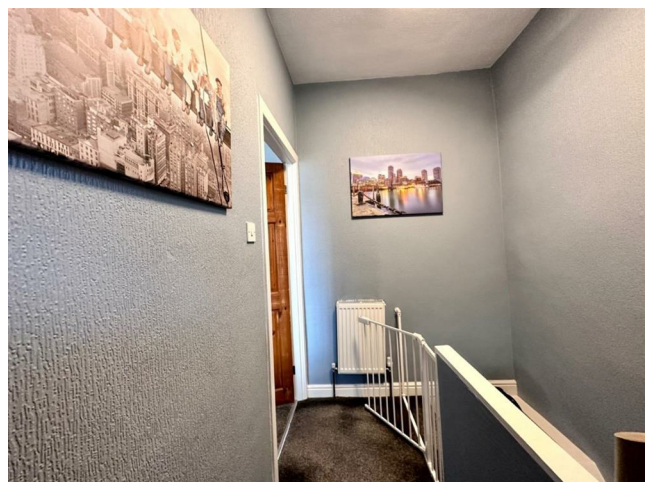
An Inglenook fireplace with gas stove effect fire:

### BREAKFAST KITCHEN AREA



This modern fitted breakfast kitchen with uPVC window to the side aspect. Featuring a matching range of base and wall mounted units in Beech wood effect with display units, contrasting laminate roll edged working surfaces and complementary tiled splash backs, incorporating a one and a half large resin scratch resistance Black sink unit with drainer with matching Black & Chrome mixer tap. Integral, recently fitted electric oven and four ring electric hob with stainless steel extractor over, space for an under counter fridge and plumbing for an automatic washing machine. Finished with wood effect vinyl flooring:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing offering extended loft hatch with pull down ladder and being partly boarded. Further storage cupboard with housing for the boiler and doors leading to:

### HOUSE BATHROOM 6'3 x 6'1 (1.91m x 1.85m)



A fully panelled, newly fitted shower room with opaque uPVC window to the front aspect. Featuring a three piece suite in white with chrome fittings comprising of: double shower cubical with mains fitted waterfall shower over, hand wash vanity basin and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled flooring:

### LARGE BEDROOM 13'11 x 9'4 (4.24m x 2.84m)



A delightful, recently decorated double bedroom with uPVC window to the front aspect. Finished with T.V point and wall mounted gas central heated radiator:

### EXTERNALLY



Externally there is a tarmac off road parking space for one vehicle which is directly outside the front of the property and a stone wall boundary:

### FURTHER PHOTOS

Further photographs:

### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

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.

### 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)



## ITEMS FOR FURTHER NEGOTIATIONS

Items for further negotiations:

- Carpets
- Curtains
- Bespoke blinds
- White goods

## Tenure

This property is Freehold based on information from the Vendor.

## Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

## EPC LINK 2021

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9128-3007-3206-8559-0200>

## 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.

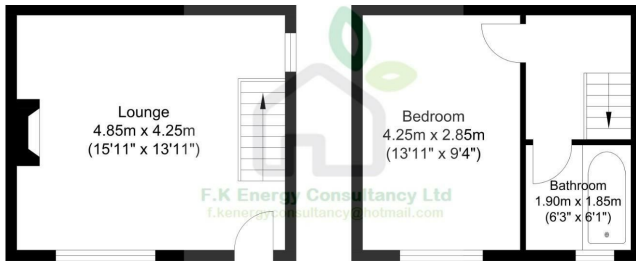
## DISCLAIMER

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. 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.

## COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

## Floor Plan



Ground Floor

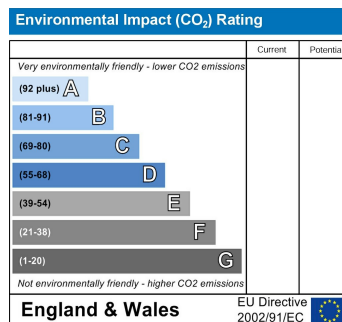
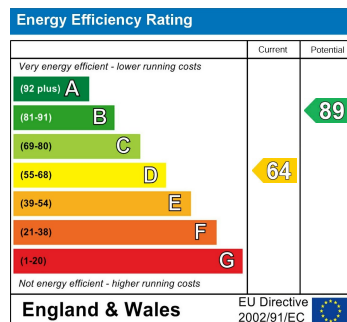
First Floor

58 Leymoor Road, Huddersfield, HD3 4SW

Approx Gross Internal Floor Area of House 41.22 sq. m. (443.68 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## Energy Efficiency Graph



### 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.

### 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. 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.