



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 67 Morley Lane, Huddersfield, HD3 4NZ

**£900 Per Month**

\*LB\* ADM RESIDENTIAL is this spacious, \*NEWLY RENOVATED AND FINISHED TO A HIGH SPEC THROUGHOUT\* \*THREE BEDROOM\* property ideally positioned in the village of Milnsbridge of Huddersfield whilst being close to all local amenities, bus routes and easy access to Huddersfield town centre and surrounding areas making it an ideal property for a couple or small family. The property boasts gas central heating, double glazing and fully insulated throughout with accommodation briefly comprising of:- entrance hallway, spacious well appointed lounge, newly fitted dining kitchen with access to a cellar and door leading out to the rear garden. To the first floor landing there is built-in storage, three good sized bedrooms two of which offering built-in wardrobes, and a newly fitted, modern house bathroom. Externally to the front is a low maintenance pebbled garden, to the rear is a mainly paved garden with patio area and shared passage way. Viewings are highly recommended to appreciate this spacious property and the accommodation on offer! Tel ADM Residential on 01484 644555 to arrange your viewing today!

\*Please note, there are carpet protectors down in all rooms\*

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 DOOR

Dual colour, entrance composite door leading to:

## HALLWAY

Hallway with staircase rising to the first floor landing, wall mounted gas central heated radiator and door leading to:

## LOUNGE 15'6 x 13'9 (4.72m x 4.19m)



Newly decorated and newly carpeted, spacious lounge with large uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to flood the room with delightful views across the Colne Valley. Finished with inset ceiling spotlights, picture rail, T.V point, telephone point, wall mounted double panelled gas central heated radiator and door leading to:

## DINING KITCHEN 16'5 x 8'3 (5.00m x 2.51m )



Newly fitted, modern dining kitchen with uPVC double glazed window overlooking the rear aspect and uPVC door leading to the rear garden. Featuring a matching range of newly fitted base and wall mounted units in cashmere with complimentary wood effect laminate working surfaces, tiled splashbacks and incorporating a resin sink unit with drainer and mixer tap. Integral

electric oven and four ring gas hob with pull out extractor hood over, plumbing for an automatic washing machine, space for fridge freezer and housing for the combi-boiler. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and wood effect laminate flooring. Door provides access to staircase descending to the cellar:

## CELLAR

Access to the cellar space:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with built-in storage unit and doors leading to:

## HOUSE BATHROOM 6'6 x 6'6 (1.98m x 1.98m)



A fully tiled, newly fitted modern house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: P-shaped panelled bath with mains fitted shower over and glass splash screen, hand wash vanity basin and a low level flush W/C. Finished with inset ceiling spotlighting, wall mounted chrome heated towel rail and tiled flooring:

### BEDROOM ONE 14' x 10'11 (4.27m x 3.33m)



Generously sized, double bedroom with uPVC double glazed window overlooking the front aspect and offering views across the Colne Valley. Finished with built-in wardrobes with sliding mirrored doors, inset ceiling spotlighting and a wall mounted double panelled gas central heated radiator:

### BEDROOM TWO 11'11 x 9'11 (3.63m x 3.02m)



Second double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with built-in wardrobes with sliding mirrored doors, inset ceiling spotlighting and a wall mounted double panelled gas central heated radiator:

### BEDROOM THREE 9'2 x 7'7 (2.79m x 2.31m)



Third good sized bedroom with uPVC double glazed window overlooking the front aspect with views beyond. Finished with inset ceiling spotlighting, bulk-head storage cupboard and wall mounted double panelled gas central heated radiator:

### EXTERNALLY



Externally the property boasts low maintenance garden to the front aspect with on street parking in the vicinity. To the rear is a mainly flagged garden with patio area, flower and shrub borders and stone wall boundary. The property also benefits from access to the shared passage:

### 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: Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Huddersfield Grammar School & Nursery, Salendine Nook High School, Moorlands Primary School, Royds Hall High 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) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

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

Please ask the agents for the detail.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/5500-0491-0322-0192-3423>

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **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.

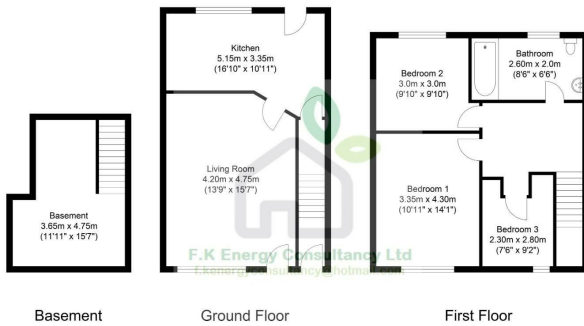
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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

### **COPYRIGHT ADM PARTICULARS**

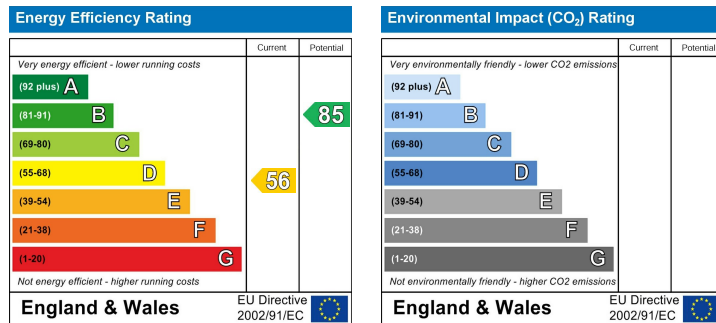
Please Note: Unauthorized reproduction prohibited.

## Floor Plan



67 Motey Lane, Huddersfield, HD3 4NZ  
 Approx Gross Internal Floor Area of House 107.19 sq. m. (1153.78 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.