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RESIDENTIAL

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41 George Street, Huddersfield, HD3 4JA

Best Offers Over £95,000

A perfect purchase for the Investor or someone looking to put their own stamp on a property, is this *THREE* bedroom, *STONE BUILT* terrace property located in the popular residential area of Milnsbridge village in Huddersfield. Conveniently situated close to all local village amenities, bus routes and schools and within walking distance to the Milnsbridge canals and easy access to the M62 motorway network. The property boasts gas central heating and double glazing throughout with the accommodation briefly comprising of: Entrance hall, spacious lounge, large kitchen with access to under stairs storage room and a rear porch with further access to the garden. To the first floor landing: three bedrooms and a partly tiled shower room. Externally there is on street permit parking to the front with a low maintenance flagged garden at the rear. Why not arrange your viewing today to appreciate the potential this property has to offer! Tel ADM Residential on 01484 644555! *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

ENTRANCE DOOR

UPVC entrance door leads to:

ENTRANCE HALL

Entrance hall with staircase leading to the first floor landing, featuring original cornice and finished with wall mounted gas central heated radiator and door leading to:

LOUNGE

Spacious lounge with uPVC window to the front aspect. Featuring a modern wood effect fire surround with marble effect back and hearth, inset living flame surround with inset gas fire, marble effect back and hearth. Finished with wall mounted lighting, wall mounted gas central heated radiator and wood effect vinyl flooring. Door leading to:

KITCHEN

The kitchen is set to the rear of the property with uPVC window overlooking the yard, door leads to a rear porch. Featuring a matching range of base and wall mounted units in Beech wood effect with contrasting roll edged laminate working surfaces and complimentary tiled splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, inset electric oven and four ring gas hob with pull out extractor hood over. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring. Door leads to:

UNDER STAIRS STORAGE ROOM

Useful under stairs storage room with uPVC opaque window to the rear aspect, featuring wall mounted Ideal combi-boiler:

REAR PORCH

UPVC rear porch with windows to the front and door to the side providing access to the yard. Finished with tiled effect vinyl flooring:

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with doors leading to all rooms:

BEDROOM ONE

Good sized main bedroom with uPVC window to the front aspect. Featuring an ornamental feature fireplace and finished with wall mounted gas central heated radiator:

BEDROOM TWO

Second double bedroom with uPVC window to the rear aspect, finished with wall mounted gas central heated radiator:

BEDROOM THREE

Third bedroom with uPVC window to the front aspect, featuring bulk head storage and finished with wall mounted gas central heated radiator:

SHOWER ROOM

A partly tiled, shower room with uPVC opaque window to the rear aspect, featuring a three piece bathroom suite in white with chrome effect fittings. Comprising of: corner shower cubicle with mains fitted shower and glass sliding doors, hand wash vanity basin unit and a low level flush w/c. Finished with wall mounted heated towel rail and tiled effect vinyl flooring:

EXTERNALLY

Externally the property offers on street permit parking to the front and a flagged yard to the rear with fenced boundaries:

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/7708-9011-6219-8277-7970

Council Tax Bands

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

Tenure

This property is Freehold.

ABOUT THE AREA

The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct carries the trans-Pennine Huddersfield Rail way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowersley to Golcar, Longwood and Paddock.
The main primary school in Milnsbridge is Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley.

1Front1a.jpg
1Front2.JPG
1Front3.JPG
2Back1.JPG
2Back2.JPG
2Cellar.JPG
2Larder.JPG
2Utility.JPG
3Kitchen1.jpg
3Kitchen2.jpg
4Dining.jpg
4LogBurner.jpg
4Snug.jpg
5Lounge1.JPG
5Lounge2.JPG
5Lounge3.JPG
5Lounge4.JPG
6Hall 1down.JPG
6Hall 2door.JPG
6Hall up.JPG
7Bed2-2.jpg
7Bed2-3.JPG
7Bed2-4.JPG
8Bath1.JPG
8Bath3.JPG
8Bath4.JPG
9Bed1-1.jpg
9Bed1-2.JPG
9Bed1-3.JPG
9Cloak1.jpg

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 Or 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.

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.
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.

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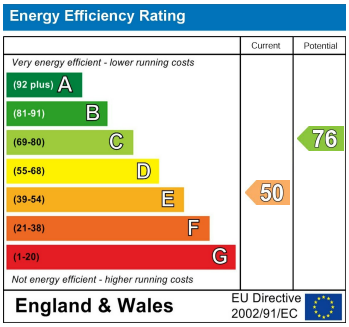
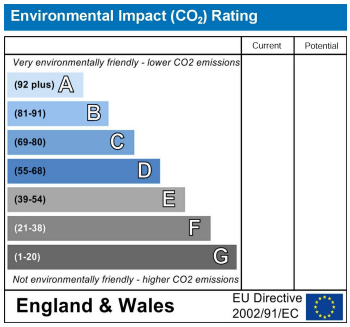
Energy Efficiency Graph





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