



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**40 George Street, Huddersfield, HD3 4JD**

**£90,000**

A perfect purchase for the Investor or someone looking to put their own stamp on a property, is this \*TWO\* bedroom, \*STONE BUILT\* FRONT terrace property located in the popular residential area of Milnsbridge village in Huddersfield.

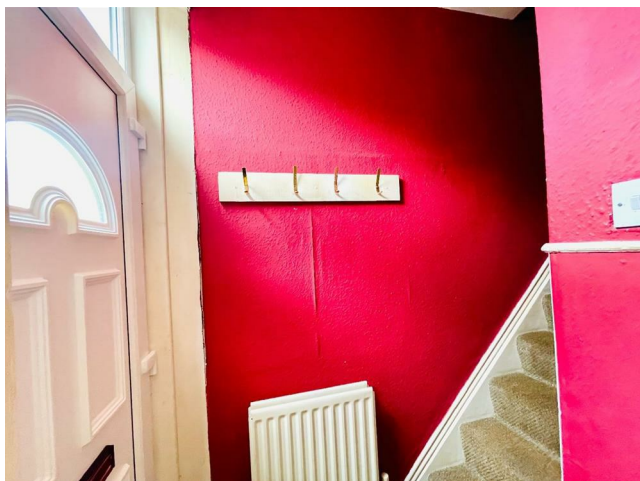
Conveniently situated close to all local village amenities, bus routes and schools and within walking distance to the Milnsbridge canals and easy access to the M62 motorway network. The property boasts gas central heating and double glazing throughout with the accommodation briefly comprising of: Entrance hall, spacious lounge, to the lower floor, large kitchen/ dining with access to under stairs storage. To the first floor landing: two bedrooms and a partly tiled bathroom. Externally there is on street permit parking to the front. Why not arrange your viewing today to appreciate the potential this property has to offer! Tel ADM Residential on 01484 644555!

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



Entrance door leads to :

## HALLWAY

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

## LOUNGE



Spacious lounge with uPVC window to the front aspect. Featuring a Adam fire surround with marble effect back and hearth, inset gas fire, wall mounted gas central heated radiator, Door leading to:

## TO THE LOWER FLOOR

Staircase descending to the lower floor:

## KITCHEN DINING



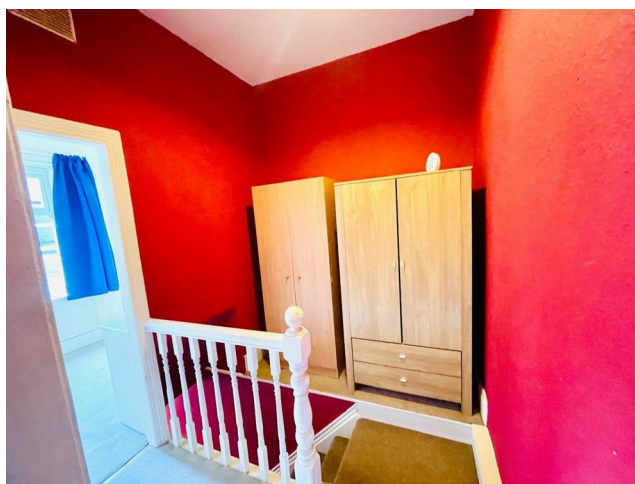
The kitchen is set to the front of the property with uPVC window overlooking front elevation. Featuring a matching range of base and wall mounted units in cream with wood effect trim,

contrasting roll edged laminate working surfaces and complimentary tiled splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, cooker point, finished with spot lights, wall mounted gas central heated radiator and tiled effect vinyl flooring. Door leads to:

## STORAGE

Useful storage area:

## TO THE FIRST FLOOR



Staircase rises to the first floor landing with useful storage area, doors leading to all rooms:

## HOUSE BATHROOM

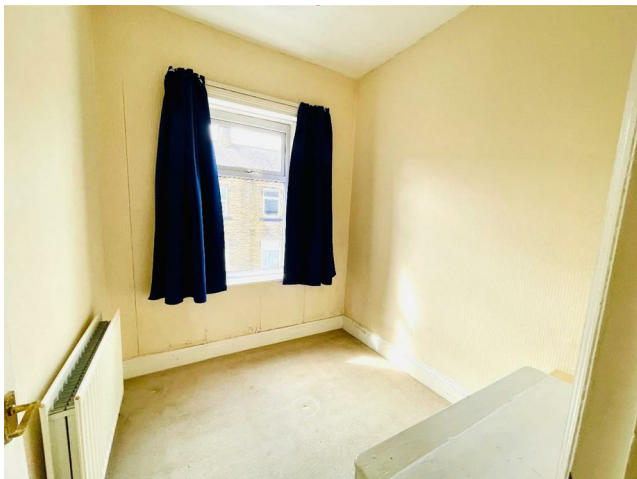
A partly tiled, bathroom with opaque obscure glass panel, featuring a three piece bathroom suite in white with chrome effect fittings. Comprising of: panelled bath, mains shower over and a splash screen, hand wash pedestal basin unit and a low level flush w/c. Finished with vinyl flooring:

## BEDROOM ONE



Good sized main bedroom with uPVC window to the front aspect. Featuring fitted wardrobes to one wall with wall mounted gas central heated radiator:

## BEDROOM TWO



Good sized main bedroom with uPVC window to the front aspect. Featuring bulk head storage and a wall mounted gas central heated radiator:

## EXTERNALLY

Externally the property offers on street parking to the front:

## Tenure

This property is ( FREE HOLD )

## 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

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity, 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 Local Schools: Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley. Crow Lane Primary & Foundation Stage School, Luck Lane, Reinwood Junior School.

The Huddersfield Narrow Canal runs through Milnsbridge, close to the River Colne. which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowlersley to Golcar, Longwood and Paddock

Colne Valley Walk presents itself at Milnsbridge, there is good bus routes on Manchester Road, good walking towards Marsden and Slaithwaite, there is local shops, cafes and pubs and Aldi store on the door step.

## 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.

#### **Council Tax Bands**

The council Tax Banding is "A"

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

#### **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

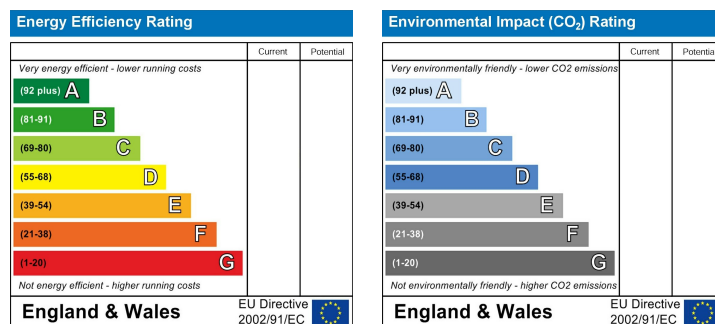
Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

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

Please ask the agents for the detail.

## Floor Plan

## Energy Efficiency Graph



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