



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 1084 Manchester Road, Huddersfield, HD7 5QQ

**Offers Over £115,000**

**\*\*ATTENTION\*\* \*NO CHAIN\*** Offered for SALE is this good sized, TWO double bedroom, stone built, through terraced property with un-spoilt views to the rear elevation. Ideally suited for a first time buyer or investors, situated in this popular area of Linthwaite being close to all local amenities, bus routes and schools, easy access to motorway Networks and Oldham. The property boasts double glazing and gas central heating system throughout and briefly comprises:- entrance door leads onto the spacious, newly decorated lounge with views from the rear aspect. To the lower floor: a large dining kitchen with access to the rear garden and under stairs cupboard housing a shower cubical. To the first floor landing: a house bathroom and two good sized bedrooms. Externally the property has a small gated and flagged front garden with a passage that leads to the rear giving access to the three sectioned tiered garden. On street parking adjacent to the property, Viewings are highly recommended to appreciate what this property has on offer. Please call ADM Residential to arrange a viewing now! \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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## ENTRANCE DOOR

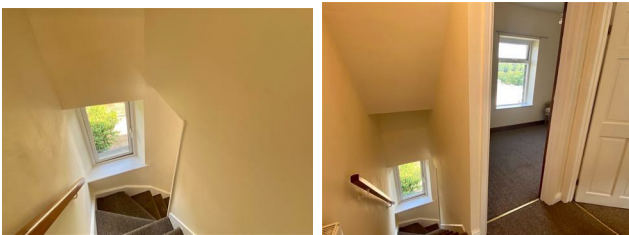
Entrance Upvc door leads to:

## SPACIOUS LOUNGE 18'6 x 16'6 (5.64m x 5.03m)



A newly decorated lounge with UPVC windows to the front elevation and twin aspect uPVC windows overlooking the views. Featuring Pinewood fire surround with marble effect back and heath, inset gas fire, T.V point, Telephone point and wall mounted gas central heated radiator. Staircase to the first floor and a staircase descends to the lower floor:

## STAIRCASE LEADS TO THE LOWER FLOOR



A staircase leads to the lower floor:

## DINING KITCHEN 18'3 x 17'8 (5.56m x 5.38m)



A large dining kitchen which is set to the rear

elevation, Upvc window and patio doors to the rear aspect which look onto the patio garden and onward views. Featuring a modern range of wall and base mounted units in a shaker style Beech wood effect with contrasting laminated working surfaces and tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap. Built in electric oven with integral four ring electric hob and pull out extractor hood over. There is plumbing available for a washing machine, space for an under counter fridge and tumble dryer or condenser dryer. Finished with LED spot lights, a wall mounted gas central heating radiator and partly tiled flooring. There is also under stairs storage which is now a useful step in shower cubicle:

## SHOWER

A useful storage cupboard has been converted to a shower cubicle with electric shower unit:

## STAIRCASE LEADS TO THE FIRST FLOOR



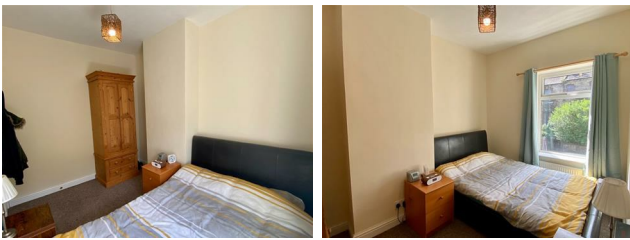
To the first floor landing is access to two bedrooms and bathroom, there is also a loft hatch which leads to useful storage attic:

### HOUSE BATHROOM 6'9 x 7'5 (2.06m x 2.26m)



A partly tiled bathroom with opaque Upvc window to the rear elevation. Featuring a three piece shell style bathroom suite in white with chrome effect fittings. Comprising of: panelled bath with hot and cold taps, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted double panelled gas central heated radiator and laminated wood effect flooring:

### BEDROOM ONE 11'8 x 8'4 (3.56m x 2.54m)



A recently decorated double bedroom with UPVC window to the front aspect, finished with wall mounted gas central heated radiator:

### BEDROOM TWO 11'10 x 6'0 (3.61m x 1.83m)



A second bedroom with upvc to the rear elevation with views overlooking the hillside and wall mounted gas central heated radiator:

### EXTERNALLY



Externally offering a flagged garden to front elevation with stone wall boundary and wrought-iron gated access. There is access via passageway to the rear three sectioned garden, mainly flagged patio area with fenced boundaries and steps leading to the lower hard standing section and a rustic garden area. Perfect for Bistro dining in the summer months in the garden which is southerly facing:

### TENURE

Tenure is TBA.

### FURTHER PHOTOS



A SELECTION OF FURTHER PHOTOS:

### 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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

### **Council Tax Bands**

The council Tax Banding is "A"

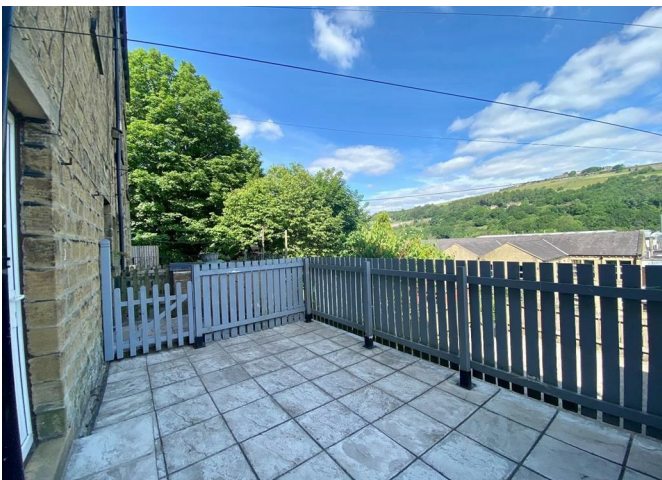
Please check the monthly amount on the Kirklees Council Tax Website.

### **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.



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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