



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 16 Copley Avenue, Holmfirth, HD9 5LS

### Offers In The Region Of £160,000

"ATTENTION" AN OPPORTUNITY TO PURCHASE THIS THREE/FOUR BEDROOM EXTENDED PROPERTY. ADM Residential are pleased to market \*FOR SALE\* this three/four bedroom, extended inner townhouse, being situated in this highly desirable area of Meltham in Holmfirth being close to all village amenities, all local shops, highly regarded schools and fabulous local walks around the countryside. Boasting easy access to the M62 and Manchester links. The property offers gas central heating, double glazing throughout and many original features. Accommodation briefly comprises of: entrance door leads to the vestibule/utility, large dining kitchen leads to the newly decorated spacious lounge, inner lobby with access to the fourth bedroom/office. To the first floor is an L-shaped landing with access to a loft hatch, three good sized bedrooms and a modern house bathroom. Externally boasting low maintenance patio gardens to both front and rear, with Astro turfed areas, a further flagged patio and on street parking spaces. Internal viewing is highly recommended to appreciate the potential on offer! Contact us on Tel:01484 644555 to arrange an appointment with the agent.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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### ENTRANCE DOOR

Entrance uPVC door leads to:

### UTILITY ROOM 6' 8" x 5' 4" (1.83m 2.44m x 1.52m 1.22m)



A great addition to this property is this useful utility vestibule with uPVC window to the side aspect, featuring plumbing for an automatic washing machine and space for tumble dryer. Finished with newly laid vinyl floor and uPVC door to the rear aspect:

### DINING KITCHEN 19'1 x 10'7 (5.82m x 3.23m)



Set to the front aspect is this stylish, newly decorated, larger than average dining kitchen with uPVC double glazed windows and uPVC door. Featuring a matching range of base and wall mounted units in Grey Beech Wood effect with contrasting wood effect roll edged, laminate working surfaces, contrasting tiled splash backs and inset ceramic 1/2 sink unit with drainer and chrome mixer tap. Integral electric oven and four ring gas hob with a matching extractor hood over. Space for a fridge freezer and ample space for dining table and chairs. Finished with wall mounted gas central heated radiator, newly laid vinyl flooring and door leading onto:

### LOUNGE 16'2 x 11'5 (4.93m x 3.48m)



Set to the rear aspect of this property is this newly decorated, spacious lounge with uPVC patio doors leading to the rear aspect. featuring fireplace set within the chimney breast with a railway sleeper style mantel with marble hearth and down lighting with an inset feature gas stove. Finished with coved ceiling, T.V point, telephone point and door leading to:

### INNER LOBBY



An inner lobby with access to the fourth bedroom/office space and staircase rising to the first floor landing:

### BEDROOM FOUR/OFFICE

Set to the front aspect is this fourth bedroom/office space with uPVC window over looking the front aspect. Finished with useful shelving and wall mounted gas central heated radiator:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor L-shaped landing with access to all rooms and a useful loft hatch:

### BEDROOM ONE 13'1 x 8'3 (3.99m x 2.51m)



A good sized, double bedroom with uPVC window to the front aspect with onward views overlooking the hillside, finished with built in double mirrored wardrobes to one wall and wall mounted gas central heated radiator:

### BEDROOM TWO 11' 5" x 7' 11" (3.35m 1.52m x 2.13m 3.35m)



A second, very good sized double bedroom with uPVC window to the rear aspect and onward views. Finished with walk-in to one wall and a wall mounted gas central heated radiator:

### BEDROOM THREE 7' 9" x 7' 8" (2.13m 2.74m x 2.13m 2.44m)



A third good sized bedroom with uPVC window to the rear aspect and onward views, finished with wall mounted gas central heated radiator:

### HOUSE BATHROOM



A partly tiled house bathroom with uPVC opaque window to the front aspect. Featuring a three piece modern bathroom suite in white with chrome effect fittings comprising of:- panelled bath with shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with mounted chrome heated towel rail and contrasting vinyl flooring:

### EXTERNALLY



Externally the property offer`s flagged area to the front aspect, steps descending to the flagged patios area, and newly fences boundaries , to the front of the property is a private patio stepped gardens, with a further flagged area being of low maintenance with astro turfed area, there is also parking available on either one of two parking areas, a delightful sun trap for sun worshipers.

### 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, ideally located in this perfect set back location off the main flow of traffic, easy access to Meltham, Manchester and the M62 motoway networks, Holme Valley and for those who enjoy the outdoors and walking, the fabulous open countryside of the Peak District National Park is a short walk away. The location is also great for commuters travelling to Huddersfield, Leeds, Manchester and beyond either via car or public transport. The nearest train stations are either Marsden or Slaithwaite which both offer regular services on the Trans-Pennine route.

### 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.

### Tenure

This property is Freehold.

### Council Tax Bands

The council Tax Banding is "A"

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

### EPC LINK "D"

<https://find-energy-certificate.service.gov.uk/energy-certificate/9052-2854-7491-9093-4355>

### 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.

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

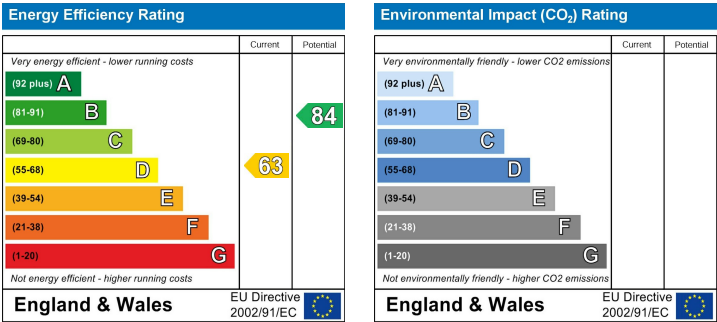
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## Floor Plan



## Energy Efficiency Graph



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