



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



87 Kinder Avenue, Huddersfield, HD4 5XD Offers In The Region Of £125,000

OFFERED FOR SALE WITH NO ONWARD CHAIN AND VACANT POSSESSION* *PERFECT FIRST TIME PURCHASE OR BUY TO LET INVESTMENT ADM Residential are pleased to offer this well appointed, two bedroomed property in the popular residential location of Cowlersley. Being close to local schools, amenities, bus routes and a short distance from Huddersfield town centre. The property boasts gas central heating and double glazing with accommodation briefly comprising of:- entrance door leading to a well presented lounge, staircase rising to the first floor and access to dining kitchen with views overlooking the hillside. To the first floor landing:- two good sized bedrooms and modern three piece house bathroom. Externally the property features gardens to the front and rear, outdoor storage shed and on street parking. Internal viewing is highly recommended to appreciate all this property has on offer and a VIRTUAL VIEWING is also available. Call our office today and speak with a member of our team on 01484 644555! ***NO ONWARD CHAIN***

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www.admresidential.co.uk



ENTRANCE DOOR

Entrance Upvc door leading into the lounge with staircase which rising to the first floor landing:

LOUNGE



A well appointed lounge with Upvc window to front elevation, featuring a modern fire surround with marble effect back and hearth, inset pebble effect electric fire , TV point, telephone point, coved ceiling and wall mounted gas central heating radiator. Door leading to:

DINING KITCHEN



A modern kitchen with twin Upvc double glazed window to rear elevation with views overlooking the hillside. Featuring a matching range of base and wall mounted units in high gloss white, chrome effect fittings and contrasting working surfaces with complimentary tiled splash backs and inset stainless steel sink with drainer and mixer tap. Integral electric oven and four ring gas hob with stainless steel extractor hood over. Plumbing in situ for an automatic washing machine and a space for a fridge freezer. Finished with tiled effect flooring and wall mounted gas central heated radiator. Upvc door leading to the rear garden:

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with access to loft via loft hatch and doors leading to:

BEDROOM ONE



Well appointed good sized double bedroom Upvc window overlooking the front aspect, finished with built in shelving units, housed combi-boiler, wall mounted gas central heating radiator:

BEDROOM TWO



Second bedroom with Upvc window set to the rear aspect, finished with wall mounted gas central heating radiator:

HOUSE BATHROOM



Fully tiled house bathroom with Upvc opaque window to the rear elevation. Comprises of:- a three piece bathroom suite in white featuring paneled bath with mains fitted shower and shower attachment over bath with bi-folding shower screen, hand wash pedestal with chrome mixer tap and low level flush w/c. Finished with chrome effect fittings, coved ceiling, ceiling spotlighting, double panelled wall mounted gas central heating radiator and tiled flooring:

EXTERNALLY



Externally the property boasts laid to lawned area to the front aspect with paved steps leading up to the property and on street parking. To the rear is a large, tiered garden with open hillside views offering paved patio area with further lawned areas and access to a storage shed finished with retaining wall and fenced boundaries. Perfectly private for al fresco dining during the summer months:

About The Area

Local schools in the Cowlersley area are as follows:
LOCAL SCHOOLS: Cowlersley Primary School,

Crosland Moor Junior School, Crow Lane Primary & Foundation Stage School, Dryclough C Of E Infant School, Beech Early Years Infant & Junior School, Royds Hall Community School, Moor End Academy, Golcar Junior School, Linthwaite Ardron C Of E Primary School, Golcar Infant and Nursery School, St John's CE Junior & Infant School, Huddersfield Grammar School, Colne Valley High School, Linthwaite Clough Junior School.

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 Or 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.

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.

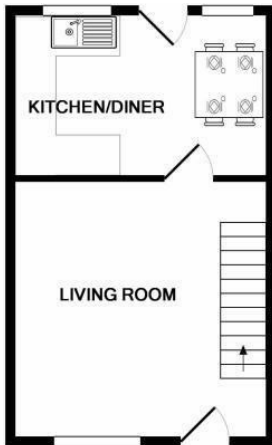
DISCLAIMER

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.

Tenure

This property is Freehold.

Floor Plan



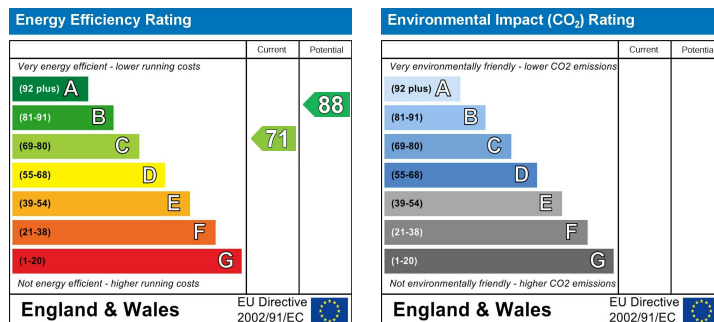
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Energy Efficiency Graph



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