



RESIDENTIAL

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51 Cross Green Road, Huddersfield, HD5 9XX

Best And Final Offers £165,000

A FANTASTIC OPPORTUNITY TO PURCHASE THIS LARGER THAN AVERAGE FAMILY PURCHASE *REQUIRING MODERNISATION* "NOT TO BE MISSED" An opportunity to purchase this "END OF TERRACE" property with large crazy paved driveway providing ample off road parking for up to three vehicles. This "THREE" bedroom property offers gardens to the front and rear with raised decked patio area. Situated in this very popular residential area of Dalton, located close to all local amenities, local schools, shops and having good transport links to Huddersfield Town Centre and motorway network to M62 Leeds, Wakefield and Manchester. The property boasts double glazing and gas central heating, briefly comprises of:- Entrance reception hallway, spacious lounge, large breakfast dining kitchen with patio doors, utility room and separate w/c. To the first floor landing: three good sized bedrooms and a four piece house bathroom suite access to the loft. Externally there is paved driveway providing ample off road parking and well maintained gardens to the front and enclosed rear garden. Viewing is highly recommended to appreciate this generous accommodation on offer! **VIEWINGS ARE HIGHLY RECOMMENDED**

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ENTRANCE DOOR

Entrance door leads to:

RECEPTION HALLWAY



Reception hallway with spindle banister staircase ascending to the first floor landing. Finished with wall mounted gas central heated radiator and doors leading to:

LOUNGE 12'10 x 11'9 (3.91m x 3.58m)



A spacious lounge with uPVC window to the front aspect which floods the room with natural light. Featuring a wooden Adam style fire surround with inset coal effect gas fire, marble effect back and hearth. Stone effect built in T.V stand and display shelves with wood effect mantle. Finished with wall mounted lighting, coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator. French doors lead to:

BREAKFAST DINING KITCHEN 17'6 x 12'8 (5.33m x 3.86m)



This breakfast dining kitchen is set to the rear aspect with uPVC window and patio doors overlooking the garden. Finished with coved ceiling and wall mounted gas central heated radiator. Ample space for a dining room and chairs:

KITCHEN AREA



The breakfast kitchen is set to the rear aspect with uPVC window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Walnut effect, rolled edged laminated working surfaces, tiled splash backs, inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and grill, four ring gas hob and pull out extractor over with space for fridge freezer. Finished with tiled effect vinyl flooring and housing for the combi-boiler. Door leading to:

UTILITY ROOM 6'6 x 6'3 (1.98m x 1.91m)



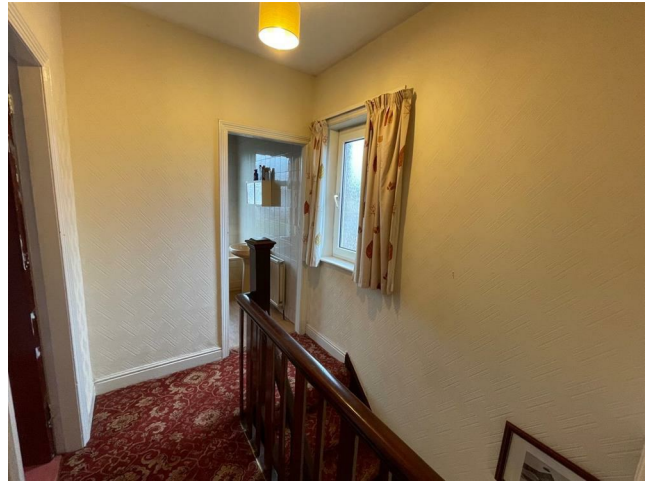
A fully tiled, useful utility room with plumbing for automatic washing machine and tiled effect flooring. Door leading to:

SEPARATE W/C 5'1 x 2'9 (1.55m x 0.84m)



A fully tiled, separate downstairs w/c with opaque uPVC window to the side aspect. Featuring a two piece suite in white comprising of: hand wash pedestal basin with hot and cold taps and low level flush w/c. Finished with

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC window to the side aspect. There is access to the loft space and doors which lead to all rooms:

HOUSE BATHROOM 7'6 x 6'5 (2.29m x 1.96m)



A fully tiled house bathroom with uPVC opaque window to the rear aspect. Featuring a four piece bathroom suite in peach with chrome effect fittings. Comprises of:- panelled bath, separate step in shower cubicle, hand wash pedestal basin and low level flush w/c. Finished with panelled ceiling, wall mounted gas central heated radiator and tile effect flooring:

BEDROOM ONE 12'9 x 9'2 (3.89m x 2.79m)



A large double bedroom with uPVC window to the front aspect, featuring fitted wardrobes, drawers and matching overhead storage cupboards to two walls with dresser, finished with a wall mounted gas central heated radiator:

BEDROOM TWO 12'1 x 11'1 (3.68m x 3.38m)



A second good sized double bedroom with uPVC window to the rear aspect, featuring built in wardrobes to one alcove and matching draws, finished with wall mounted gas central heated radiator:

BEDROOM THREE 8'9 x 6'1 (2.67m x 1.85m)



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

EXTERNALLY



The property benefits from a well maintained front garden with stone wall boundaries, gated access to the driveway via wrought-iron double gates. The driveway is set to the side aspect with ample off road parking for up to three vehicles. To the rear a partly flagged patio and laid to lawned area with flower and shrub borders paved paths, hedged and fenced boundaries. Perfect for bistro dining in the summer months.

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: Local Area Information: Dalton Primary School Huddersfield, Dalton Junior, Infant and Nursery School, Netherhall Learning Campus. Local bus numbers are '370', '371' and '372'

Conveniently located close to the access for Wakefield and Huddersfield town centre, good communter links

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.

EPC LINK

EPC IS ON ORDER.

Council Tax Bands

The council Tax Banding is "B"

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

Tenure

This property is Freehold.

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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Energy Efficiency Graph

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

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