



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 10 Curzon Street, Huddersfield, HD2 1XB

**Offers Invited £139,995**

**\*UNDER OFFER\*** \*A FANTASTIC OPPORTUNITY TO PUT YOUR OWN STAMP ON THIS TWO BEDROOM, END TERRACE PROPERTY\* . Being located off of the main flow of traffic in this popular and well regarded residential area, close to all local amenities including shops, schools and is easily accessible to Huddersfield town and the M62 motorway linking East Lancashire to West Yorkshire. Offering spacious accommodation throughout and featuring gas central heating and uPVC double glazing, the property briefly comprises of: entrance door, hallway, spacious lounge and door leading to the kitchen with access to a pantry. To the first floor landing with access to a loft hatch, two good sized bedrooms and a modern house bathroom. Externally there is a well maintained garden to the front aspect with path leading to the rear where there is an enclosed sectioned garden with patio and lawned garden areas. **\*VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS ON OFFER\*** Call ADM Residential today on 01484 644555 to arrange your viewing appointment! Viewings are by appointment only!  
**\*VIRTUAL VIEWING AVAILABLE SOON\***

55 Market Street, Milnsbridge, Huddersfield, 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

UPVC entrance door leads to:

## HALLWAY



Hallway with staircase rising to the first floor landing. Finished with dado rail, wall mounted gas central heated radiator and door leading to:

## LOUNGE



Fantastic sized lounge with uPVC window overlooking the front garden which allows an abundance of natural light to flood the room. Finished with wall mounted gas central heated radiator and wood effect laminate flooring. Door leading to:

## KITCHEN



Kitchen with twin aspect uPVC windows and uPVC stable door providing access to the rear garden.

Featuring a matching range of base and wall mounted units in Grey with contrasting laminate working surfaces, complementary tiled splash backs and inset stainless steel sink unit with mixer tap and drainer. Integral electric oven and separate four ring electric hob with extractor hood over. There is plumbing for an automatic washing machine and dish washer. Finished with wall mounted combi-boiler and door leading to:

## PANTRY

Useful pantry space which houses the fuse box and provides space for a fridge freezer:

## TO THE FIRST FLOOR LANDING



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

## HOUSE BATHROOM



A partly tiled, house bathroom with uPVC opaque

window to the rear aspect. Featuring a three piece suite in white and chrome effect fittings consisting of: panelled bath and mains fitted shower and attachment over, hand wash pedestal basin and low level flush w/c. Finished with built-in storage cupboard and tiled effect vinyl flooring:

### BEDROOM ONE



Spacious double bedroom with uPVC window to the front aspect. Finished with bulk head storage and wall mounted gas central heated radiator:

### BEDROOM TWO



Second bedroom with uPVC window to the rear aspect. Finished with storage cupboard and wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts on street parking and

a well kept laid to lawn garden to the front aspect with mature shrubs and pathway leading to the side and the rear. To the rear of the property is a large, sectioned garden with laid to lawn area, raised flagged patio and pebbled section. Fence and shrub boarders with an outdoor shed. A perfect space for making the most of the summer months:

Please note: There is right of access to the side via a gate.

### FURTHER PHOTOS



Further photographs:

### PROBATE

Please note: probate began in 2023, it could take up to 16+ weeks.

### 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.

### **Tenure**

This property is Freehold - to be confirmed by the Vendor.

### **Council Tax Bands**

The council Tax Banding is " "

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

### **EPC LINK**

ON ORDER

### **KEY FACTS FOR BUYERS REPORT**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3179624](https://sprift.com/dashboard/property-report/?access_report_id=3179624)

### **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.

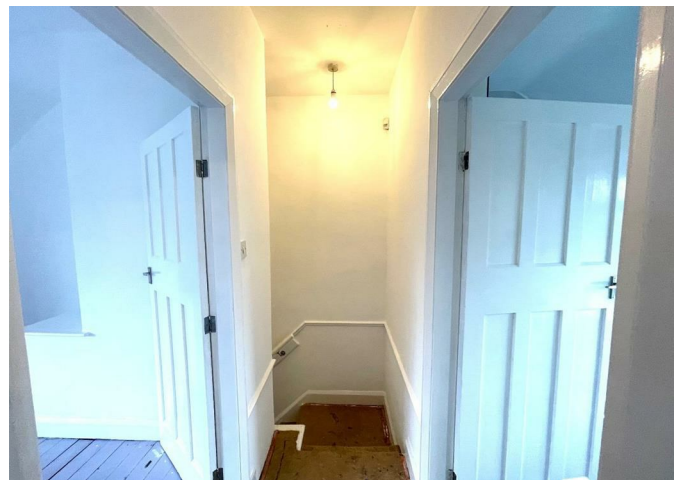
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## Energy Efficiency Graph



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