



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 37 The Lodge, Huddersfield, HD7 5TG

**Offers Over £210,000**

**\*UNDEROFFER\* \*\*\*\*UNDER-OFFER\*\*\*\* \*SOUGHT AFTER LOCATION OF LINTHWAITE\*** ADM Residential are pleased to offer to market this **\*STUNNING PROPERTY\*** **\*THREE BEDROOMS\*** property with an additional **LARGE ATTIC SPACE**, in a ready to move into condition with stunning views across the countryside to the rear, suited to an array of buyers including the growing family and First Time Buyers. The property is situated close to all local amenities, pubs, shops, local walks, well regarded schools and easy access to the M62 motorway network. Offering good sized and versatile accommodation which boasts gas central heating and double glazing throughout, briefly comprising of: Entrance composite security door leading to reception hallway with under stairs storage cupboard, well appointed lounge, tastefully decorated dining room with patio doors leading to the rear garden, modern kitchen with composite security door to the rear. To the first floor landing: three good sized bedrooms and a modern house bathroom. Separate staircase leads to a large attic space with velux window and under eaves storage. Externally the property boasts tarmac, double driveway providing ample off road parking to the front aspect and to the rear is a private, larger than average garden with far reaching views. An excellent purchase for First Time Buyers or as a family home, this property must be viewed to appreciate all it has to offer. Contact the agent today on 01484 644555 to arrange your viewing! **\*VIRTUAL VIEWING AVAILABLE\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE COMPOSITE DOOR



Entrance composite security door which leads to:

### RECEPTION HALLWAY



A delightful reception hallway with staircase leading to the first floor landing. Featuring LED lighting, useful under stairs storage cupboard with access to fusebox. Finished with inset LED ceiling spotlighting, wall mounted gas central heated radiator and tiled flooring. Doors leading to:

### LOUNGE 13'5 x 12'2 (3.96m'1.52m x 3.66m'0.61m)



Well appointed lounge with uPVC window to the front aspect. Featuring Limestone, modern fire surround with inset log effect gas fire, Limestone back and hearth. Finished with inset LED spot lighting, coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator. Archway leading to:

### DINING ROOM 10'5 x 9'3 (3.05m'1.52m x 2.74m'0.91m )



Spacious, tastefully decorated dining room with uPVC patio doors leading out into the rear garden. Featuring wall mounted units in White, built in storage cupboards and inset LED ceiling spotlighting. Finished with coved ceiling, wall mounted gas central heated radiator and wood effect vinyl flooring. Door leading to:

### KITCHEN 11'5x 11'4 (3.35m'1.52mx 3.35m'1.22m)



Modern kitchen with uPVC window and composite security door leading to the rear garden. Featuring a matching range of base and wall mounted units in High Gloss White with under unit lighting, contrasting laminate effect working surfaces and matching splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, cooker point and stainless steel extractor hood over. Plumbing for an automatic washing machine, dishwasher, space for fridge freezer and wall mounted Ideal combi-boiler. Finished with inset LED ceiling spotlighting, ample power points and wood effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, featuring glass panelled banister, ceiling spotlighting with doors leading to all rooms:

## BEDROOM ONE 12'9 x 10'8 (3.66m'2.74m x 3.05m'2.44m)



A tastefully decorated, good sized double bedroom with uPVC window to the rear aspect, taking in full advantage of the countryside views. Featuring fitted wardrobes to one wall with mirrored sliding doors. Finished with T.V point and wall mounted gas central heated radiator:

## BEDROOM TWO 12'6 x 11'7 (3.66m'1.83m x 3.35m'2.13m)



Second double bedroom with uPVC window to the front aspect. Finished with full length, fitted wardrobes to one wall with mirrored sliding doors. Finished with wall mounted gas central heated radiator:

## HOUSE BATHROOM 6'3 x 6'4 (1.83m'0.91m x 1.83m'1.22m)



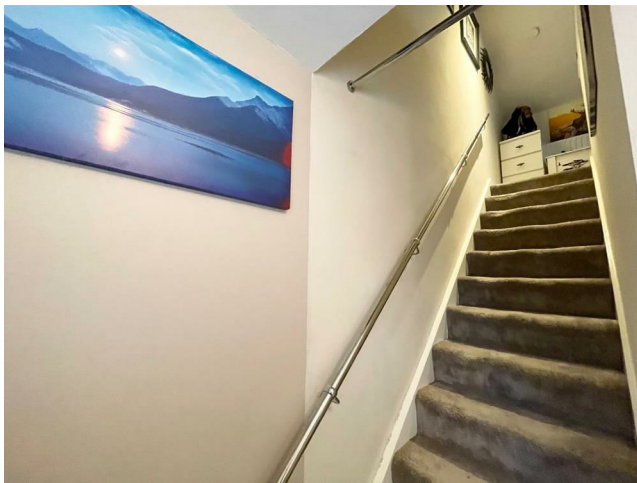
Fully tiled, modern house bathroom with uPVC opaque window to the rear aspect, featuring a three piece suite in white with chrome effect fittings. Comprising of: p-shaped panelled bath with electric shower over and glass shower screen, hand wash pedestal basin and low level flush w/c. Finished with panelled ceiling, wall mounted chrome heated towel rail and tiled flooring:

### STUDY/BEDROOM THREE 9'1 x 6'9 (2.74m'0.30m x 1.83m'2.74m)



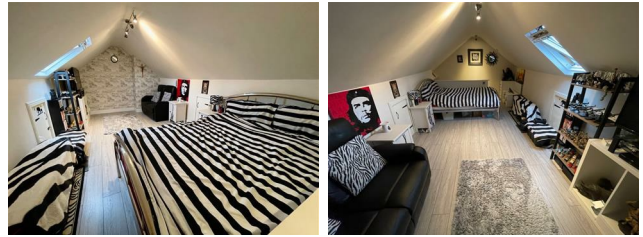
Originally third bedroom/study room with uPVC window over looking the front aspect. Featuring fitted wardrobes to one wall with mirrored sliding doors, finished with wall mounted gas central heated radiator and a staircase leading to:

### TO THE SECOND FLOOR



Staircase rises to the attic space:

### LARGE ATTIC SPACE 19'6 x 10'9 (5.79m'1.83m x 3.05m'2.74m)



Large attic space with velux window to the rear aspect taking full advantage of the onward views. Finished with under eaves storage cupboards to both sides, T.V point and wood effect vinyl flooring:

### EXTERNALLY



The property benefits from tarmac, double driveway to the front aspect which offers ample off road parking for two vehicles, outdoor security lighting and fenced boundaries. To the rear the property offers a southerly facing, private, larger than average garden featuring a flagged patio area and laid to lawn sections with paved path leading to a further flagged patio area with a charming large built-in fishpond and a further seating area/barbecue area - a perfect space for outdoor entertaining during the summer months and ideal for the keen gardener. Finished with hedged and fenced boundaries:

(There is also two storage sheds located at the base of the garden.)

### ADDITIONAL EXTERNAL PHOTOGRAPHS

#### DRIVEWAY/OFF ROAD PARKING

To the front aspect is a tarmac, double driveway providing ample off road parking:

#### 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: Colne Valley Specialist Arts College, Linthwaite Clough Junior Infant and Early Years Unit, Nields Junior Infant and Nursery School, Wellhouse Junior and Infant School, Golcar Junior Infant and Nursery School, Newsome High School and Sports College.

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.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **Tenure**

This property is Freehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9751-3015-8204-0632-5200>

### **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 youtube link.

Please ask the agents for the detail.

### **ADDITIONAL INFORMATION**

PLEASE NOTE: Building site which will be under construction in the near future.

### **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.

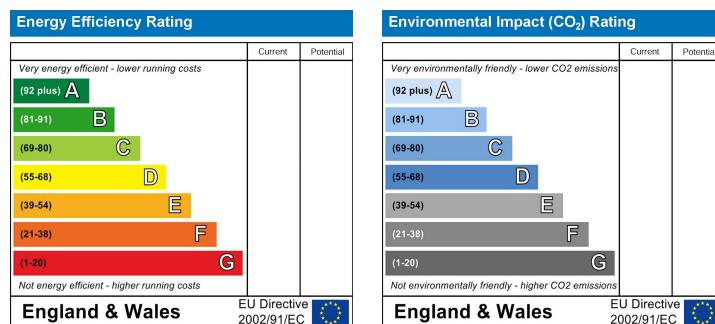
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## Floor Plan

## Energy Efficiency Graph



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