



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



14 Henry Frederick Avenue, Huddersfield, HD4 7EN

£340,000

OFFERED TO MARKET *SEMI-RURAL LOCATION* With outstanding, ever changing seasonal views. A credit to the current owners is this 'Gem' of a property, offering many original features and a wealth of character inside and out with quality fixtures. The property is located in this stunning location of Netherton, being close to all local amenities, schools and country walks. The property boasts gas central heating and double glazing with alarm system, briefly comprises of: Entrance hallway leads to a reception lobby, modern kitchen lounge with stunning views to Castle Hill, a further large dining room and then access leads to the lower utility room, cloaks room and storage. To the first floor, is an L-shaped landing, three good sized bedrooms and house bathroom with the master featuring en-suite facilities. To the rear there is access which leads to the under house storage rooms which are an amazing size with an array of uses. Externally there is a double driveway with ample parking for 2/3 vehicles with further lawned area, fenced boundaries and paths leading to the side. To the rear via gated access is this private, mainly laid to lawn extensive garden with fantastic views across the hillside and Castle Hill. Viewing is highly recommended to appreciate the accommodation on offer! Please call the agent today to arrange your viewing on 01484 644555.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR



Entrance hall via uPVC door leads to the hallway:

RECEPTION HALLWAY 6,11 x 2'9 (1.83m,3.35m x 0.84m)



Reception hallway with access to all rooms, wall mounted gas central heated radiator and French doors open onto:

KITCHEN 11'3 x 10'8 (3.43m x 3.25m)



A charming, well appointed dining/kitchen with coved ceilings and a uPVC window to the front

aspect, featuring a matching range of base and wall mounted units in Cream with wood effect trim, contrasting laminate working surfaces and complimentary laminated edges. Incorporate a ceramic sink unit with drainer and mixer tap, integral electric oven and grill with four ring electric hob and a stainless steel extractor hood over. There is plumbing for dishwasher and ample space for a table and chairs. Finished with inset ceiling spot lights and Oak wood Karndean flooring:

LOUNGE 11'3 x 10'8 (3.43m x 3.25m)



A stunning Lounge with uPVC sliding patio doors leading to the raised patio and boasting outstanding onward views towards Castle Hill. Finished with coved ceiling, access to a useful storage cupboard, wall mounted featured gas central heated radiator and Karndean flooring:

DINING ROOM 14'7 x 11'9 (4.45m x 3.58m)



Set to the front aspect is the stunning over sized dining room with a large bay window which offers a good deal of privacy toward the front aspect. Featuring coved ceiling, T.V. Point, Tel point wall mounted gas central heated radiator:

STEPS LEADING TO THE LOWER FLOOR

Steps leading to:

UTILITY ROOM 12'11 x 8'7 (3.94m x 2.62m)



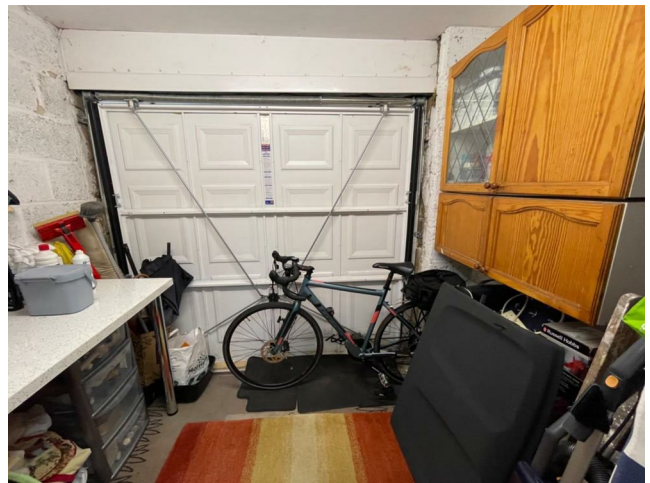
This large utility room boasts access to a cloaks room, ample storage space, laminated working surface with under counter space for washer and dryer, wall mounted gas central heated radiator and finished with contemporary cushioned flooring, doors leading onto:

SEPARATE W.C 4'11 x 4'5 (1.50m x 1.35m)



Cloakroom is well appointed and tastefully decorated. Incorporating a vanity hand wash basin matching tiled splash backs, extractor fan, wall mounted gas central heated radiator and contrasting Marble effect tiled flooring:

GARAGE/STORAGE



The garage was converted into this useful space which offers utility, cloaks room and ample storage:

TO THE FIRST FLOOR



Staircase rises to the first floor L-shaped landing with dado rail covered ceiling. Featuring an interior open past through, access leads to all rooms:

HOUSE BATHROOM 6'2 x 5'9 (1.88m x 1.75m)



A fantastic sized, partly tiled, modern fitted bathroom with uPVC opaque window to the front aspect featuring a three piece suite in white and chrome effect fittings. Consisting of:- panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin with mono block tap and a low level flush w/c. Finished with inset ceiling spot lights, wall mounted gas central heated radiator and tiled flooring:

MASTER BEDROOM 17'10 x 12'8 (5.44m x 3.86m)



a CHARMING Spacious, double bedroom with

uPVC windows boasting a pleasant outlook over the front aspect overlooking the garden, Featuring fitted wardrobes and built-in over head units and a matching bedside cabinets to both sides, featuring a covered ceiling, Telephone point and wall mounted gas central heated radiator:

EN-SUITE 7'8 x 4'7 (2.34m x 1.40m)



A fantastic sized, partly tiled ensuite off the master bedroom with a uPVC opaque window to the rear aspect featuring a three piece suite in white and chrome effect fittings. Consisting of:- set in shower cubicle with mains fitted shower, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, inset recessed spot lights, wall mounted gas central heated radiator and tiled effect cushioned flooring:

BEDROOM TWO/GUEST BEDROOM 14'9 x 9'1 (4.50m x 2.77m)



A second double bedroom with uPVC bay window overlooking the front aspect, finished with coved ceiling and a wall mounted gas central heated radiator:

BEDROOM THREE 14'6 x 8'6 (4.42m x 2.59m)



This third double bedroom with uPVC window to the rear aspect taking in the outstanding views of Castle hill and beyond, finished with coved ceiling and a wall mounted gas central heated radiator:

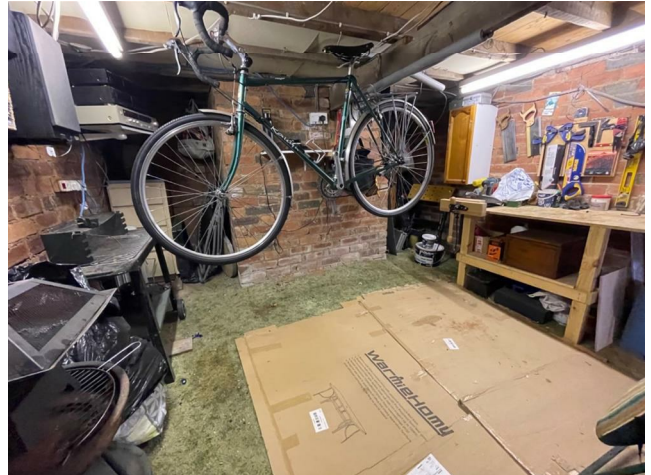
EXTERNALLY



The property benefits from a block paved double driveway accommodating two/three cars to the front aspect, well maintained lawn area and flower beds and mature shrubs with fenced boundaries. To the side aspect which is accessed via side path leading to a gate. To the rear, a paved patio with fenced border, sets leading to the lower garden with paths assigning to the mainly, laid to lawned

area, mature hedges and a selection of shrubs, gravelled planter areas, a further secluded patio area with delightful shaded tree foliage. Once you view this garden you will be lost within this stunning seasonal ever changing view. Southerly facing private garden:

UNDER HOUSE



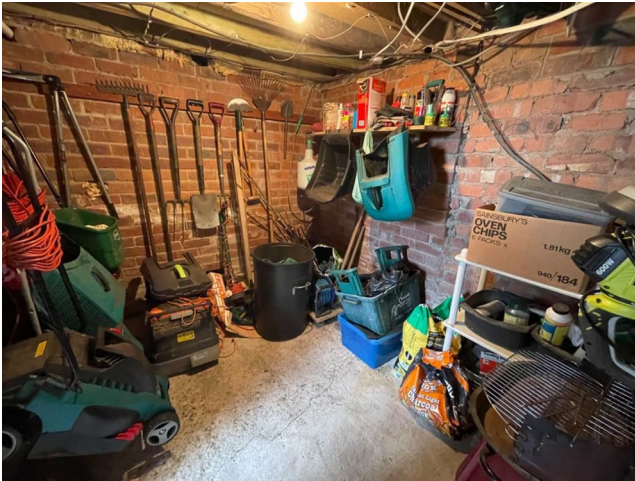
Accessed externally via the rear of the property is the extremely useful under house storage/basements, there is space for a workshop useful shelving and hanging space:, power points and lights:

STORAGE ROOMS



Further storage:

FURTHER STORAGE



Further under house storage space:

FURTHER PHOTOGRAPHS



ADDITIONAL INFORMATION

ALL BUYERS MUST BE QUALIFIED BY NEW HOME MORTGAGES BEFORE AN OFFER IS ACCEPTED.

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 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.

Council Tax Bands

The council Tax Banding is "D"

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/2732-5021-6200-0345-0202>

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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