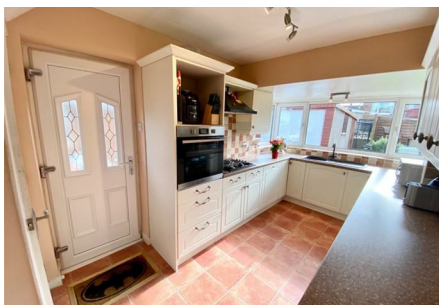




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



25 Chiltern Avenue, Huddersfield, HD3 3PF

£199,950

FOR SALE BY ADM RESIDENTIAL "SEMI-DETACHED PROPERTY WITH GARDENS AND DETACHED GARAGE" *THREE BEDROOMS, MODERN BATHROOM TWO RECEPTION ROOM* Offered for sale is this three bedroomed semi-detached property conveniently placed for all the amenities of Lindley, country walks, local highly regarded schools, bus routes, the M62 motorway networks, local bistros and shop of Lindley. The property boasts, gas central heating, double glazing, spacious accommodation is set over two floors, comprises of: entrance door leads to a reception hallway, lounge, dining room and separate kitchen with storage pantry. To the first floor landing: a modern house bathroom and three bedrooms, access to a loft hatch. Externally offering gardens to the front, and rear aspect with hard standing large driveway which provides ample off street parking for 3 vehicles. The rear a large well maintained southerly facing gardens with patio area. Ideally suitable for a variety of buyers this property must be viewed so not to avoid disappointment. Tel ADM Residential today on 01484-644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE SIDE DOOR

Entrance side uPVC door, leads to:

KITCHEN 14'2 x 7'9 (4.32m x 2.36m)



A modern fitted kitchen with a uPVC double glazed window over looking the rear aspect. Featuring a matching range of base and wall mounted units in cream with laminated working surfaces, contrasting tiled splash backs, inset acrylic sink unit with drainer and mixer tap. Integral electric oven, four ring gas hob with a extractor hood over. Space for a fridge freezer, plumbing for an automatic washing machine and finished with tiled effect laminated flooring, uPVC door leads to the side aspect:

- A modern fitted kitchen comprising a range of wall and base units with complementary display cabinet, working surfaces incorporating 1 1/2 bowl sink with mixer tap with integrated appliances including gas hob with extractor canopy over, dishwasher, fridge and automatic washing machine. A large double glazed window provides plentiful natural light together with views onto the rear garden. A uPVC external door provides access to the side of the property and the area beneath the stairs provides additional pantry storage. Radiator.

rads. Plum washer. Acrylic sinks Cream units. Tiled effect floor
Extractor hood

DINING ROOM 10'1 x 9'5 (3.05m 0.30m x 2.87m)



Positioned to the rear of the property is the dining room with Upvc patio doors providing access onto the rear garden, featuring coved ceiling, wall mounted gas central heated radiator and French doors leading to:

LOUNGE 12'4 x 11'6 (3.76m x 3.51m)



A charming lounge room which is situated at the front aspect of the property. Featuring coved to ceiling, modern fire surround with an inset living flame effect gas fire, wall lighting and wall mounted gas central heated radiator:

RECEPTION HALLWAY 12'10 x 5'11 (3.91m x 1.80m)



A composite security door provides access to the well appointed reception hallway, uPVC double

glazed window to the front aspect, spindle balustrade staircase providing access to the first floor landing. Finished with coved ceiling and wall mounted gas central heated radiator:

TO THE FIRST FLOOR LANDING



To the first floor landing there is a double glazed uPVC window to the side elevation, coving to ceiling and a wall mounted gas central heated radiator. Access to a loft hatch providing useful storage with light power and fitted units:

BEDROOM ONE 14'5 x 9'10 (4.39m x 3.00m)



A beautifully appointed double bedroom with uPVC windows to the front aspect. Featuring fitted wardrobes to one wall, T.V point, coved ceiling and wall mounted gas central radiator:

BEDROOM TWO 11'5 x 10'5 (3.48m x 3.18m)



A second tastefully appointed double bedroom with uPVC window to rear aspect over looking the garden. Featuring storage to one wall, coved ceiling and wall mounted gas central radiator:

BEDROOM THREE 9'5 x 7'6 (2.87m x 2.29m)



A third double bedroom with uPVC windows overlooking the front aspect, featuring an airing cupboard which houses boiler, coved ceiling and wall mounted gas central heated radiator:

HOUSE BATHROOM 6'5 x 5'4 (1.96m x 1.63m)



A recently fitted, fully tiled house bathroom with uPVC opaque window to the rear aspect. Comprises of a modern three piece bathroom suite in white with chrome effect fittings, consisting of:- panelled bath with mains fitted shower over and splash screen, hand wash pedestal sink unit and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled effect flooring:

EXTERNALLY



To the front of the property is a lawned garden area with established mature planting and extensive driveway to the side, providing off-road parking leading to a detached garage. The rear garden is largely laid to lawn with planted borders and patio seating area to the top of the garden, immediately beyond the French doors from the dining room. The garage is of generous proportions and lends itself to provide a workshop area to the rear. There is also an outside security light and water source.

Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

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 Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children.

Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

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.

Council Tax Bands

The council Tax Banding is "C"

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

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.

FURTHER PHOTOS:





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		
England & Wales	EU Directive 2002/91/EC	

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.