



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



409 Manchester Road, Huddersfield, HD4 5BR

Offers Over £170,000

ADM Residential are pleased to offer *FOR SALE* this five bedroom, period feature terrace property with ample off road parking to the rear aspect. Commutable to both Manchester and Leeds with Slaithwaite railway station nearby and M62 access approximately 4 miles away. This versatile accommodation set over four floors and ideally suited to a growing family, boasting gas central heating and double glazing throughout with accommodation briefly comprising of: Entrance reception hallway, second reception room/office, inner hallway, access to utility room and dining kitchen. Staircase descends to lower floor with two large cellar rooms. To the first floor landing there is a modern fitted house bathroom, large lounge/second bedroom and two further bedrooms. To the second floor landing, a further two bedrooms/storage rooms, separate shower room and separate W/C. Externally offering rear garden and paved paths leading to off road parking for multiple vehicles with hard standing base for a single garage in situ. Please call the Agent on Tel 01484 644555! An early viewing is imperative so not to miss out on this substantial purchase! *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE DOOR/HALLWAY



Entrance uPVC door leads to reception hallway with wall mounted gas central heated radiator. Doors leading to:

INNER HALLWAY



Large L-shaped reception hallway boasting wall mounted gas central heated radiators, high ceiling and doors leading to:

SECOND RECEPTION/OFFICE



Set to the front aspect is this good sized reception

room used by the current owner as office space with large uPVC window allowing an abundance of natural light to flood the room. Finished with wall mounted gas central heated radiator and door leading to:

UTILITY ROOM



An L-shaped utility room with a range of base and wall mounted units in cream with inset stainless steel sink unit with drainer and mixer tap and plumbing for automatic washing machine and condenser dryer:

DINING KITCHEN

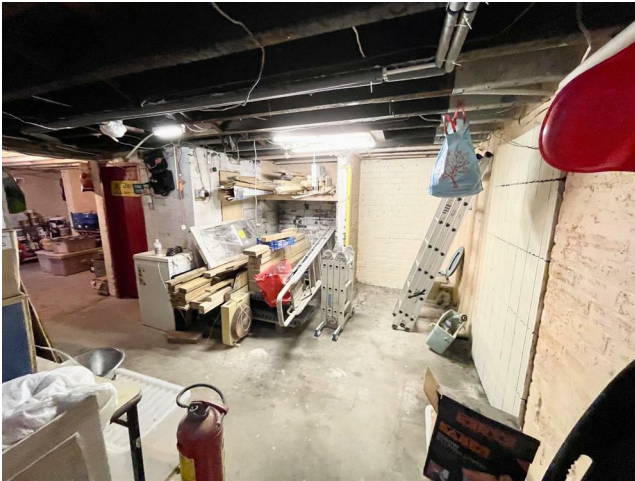


Spacious dining kitchen with uPVC window to the rear aspect featuring a matching range of base and wall mounted units in Beech wood effect, roll edged laminate working surfaces with contrasting tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Electric cooker point and ample space for fridge freezer, dining table and chairs. Finished with wall mounted gas central heated radiator and wood effect flooring. Door leading to:

TO THE LOWER FLOOR

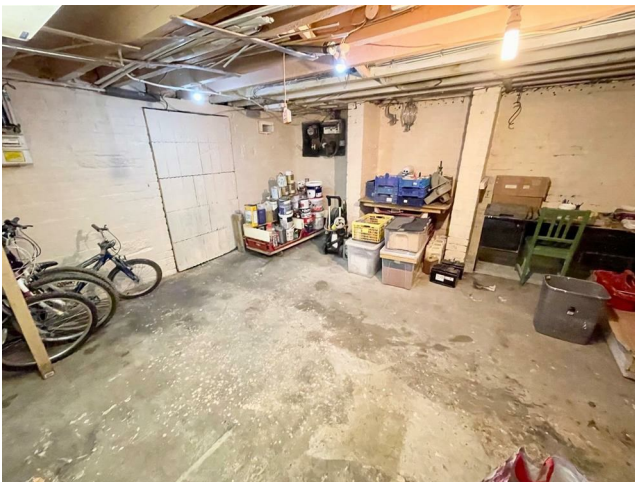
From the inner hallway, staircase descends to the lower ground floor:

LARGE STORAGE CELLAR



Access to a large cellar which is well kept, with power and light (this would an ideal space to be converted into further rooms subject to building regulations):

SECOND CELLAR



Further cellar room that offers an abundance of uses (this would an ideal space to be converted into further rooms subject to building regulations):

TO THE FIRST FLOOR LANDING



Staircase leads to the first floor landing which provides access to all rooms with useful under stairs storage cupboard and staircase leading to the second floor landing:

BEDROOM ONE



Generously sized, double bedroom which is set to the rear aspect with uPVC window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

LOUNGE/SECOND BEDROOM



Second good sized, lounge/double bedroom which is set to the front aspect with uPVC window providing onward views. Finished with T.V point, telephone point and wall mounted gas central heated radiator:

BEDROOM THREE



Third double bedroom with uPVC window to the front aspect. Finished with wall mounted gas central heated radiator:

HOUSE BATHROOM



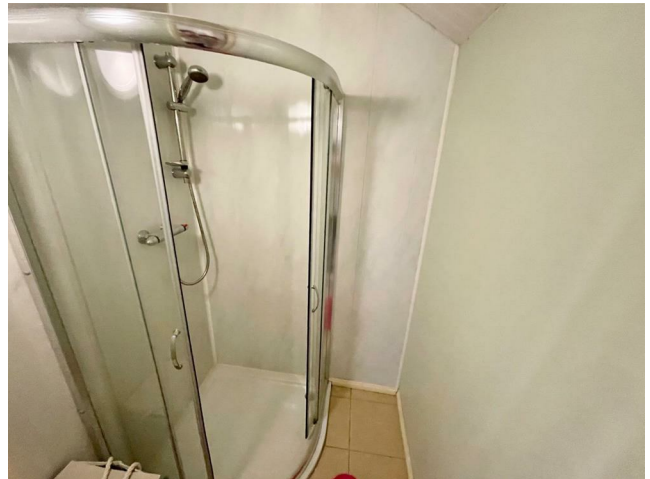
Partly tiled, modern house bathroom comprising of a three piece suite in white with chrome effect fittings and uPVC opaque window to the rear aspect. Consisting of: P-shaped panelled bath with shower attachment and glass shower screen, hand wash vanity unit and low level flush w/c. Finished with built in storage cupboards with housing for combi-boiler, extractor fan, wall mounted chrome heated towel rail and tiled effect flooring:

SECOND FLOOR LANDING



Staircase rises to the second floor landing with doors leading to all rooms:

SEPARATE SHOWER ROOM



Separate shower room comprising of walk-in corner unit, mains fitted shower and sliding glass doors. Finished with tiled flooring:

SEPARATE W/C



Separate w/c consisting of corner sink hand wash basin with tiled splash backs and low level flush w/c. Finished with built in storage cupboard and tiled effect flooring:

BEDROOM FOUR



Fourth bedroom with uPVC window to the front aspect. Featuring under eaves storage and finished with wall mounted gas central heated radiator:

BEDROOM FIVE/STORAGE



Fifth bedroom used by the current owners as storage/office space with uPVC window to the rear aspect. Finished with under eaves storage and wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts lawned garden to the rear with paved paths, flower bed and shrub borders with fenced and brick wall boundaries. There is also a fire pit built into the rock face. Perfect to enjoy the wildlife and relax outdoors in the summer months with off road parking available for multiple vehicles. Additionally there is an original base for a single garage:

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.

Please Note: Unauthorized reproduction prohibited.

EPC

ON ORDER.

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This property is Leasehold/Freehold - there are two titles.

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.

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.

COPYRIGHT ADM PARTICULARS



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		

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.