



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 261 New Hey Road, Huddersfield, HD3 4GH

**£430,000**

**\*REDUCED PRICE\*** ADM Residential is pleased to present this opportunity to purchase a truly unique, Dorna style detached residence with stunning balcony's patios and privacy. The property is set on a very generous plot with space to extend further, having tiered /stepped gardens and includes an extensive area with driveway leading to a double detached garage providing ample off road parking. The property is situated in the popular area of Salendine Nook in Huddersfield and is located close to the M62 motorway with easy access to Leeds and Manchester, all local amenities, bus routes and good schools. The property boasts a gas central heating system, double glazing, security alarm and briefly comprises of:- Entrance vestibule with a cloakroom, large reception hallway, fifth bedroom/reception room, a 30 ft lounge/dining room, conservatory, dining kitchen and a useful utility room. To the first floor landing: modern house bathroom and four double bedrooms and master bedroom with en-suite. Externally, the property boasts double driveway to the front aspect, landscape low maintenance gardens, with lawned side garden, patio areas and balcony, a integral double garage and further visitor parking. **\*THIS DECEPTIVELY SPACIOUS DETACHED IS UNIQUE AND NOT TO BE OVERLOOKED\* \*NO CHAIN & VACANT POSSESSION\***

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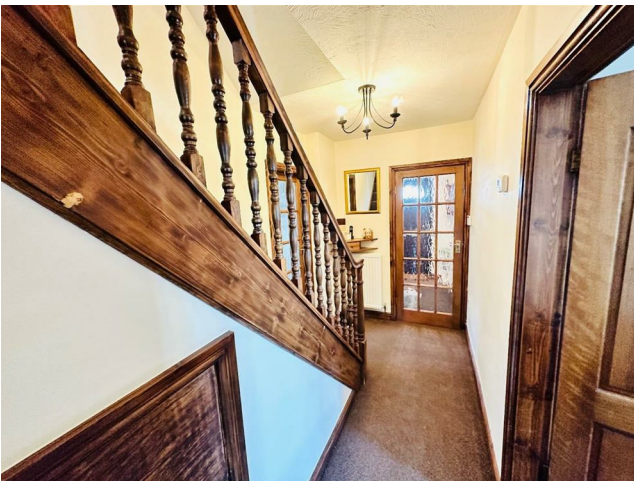


## ENTRANCE DOOR/LOBBY



Entrance uPVC door with opaque glass window leading to the vestibule, with uPVC window to the side aspect and a useful cloakroom:

## RECEPTION HALLWAY



A large reception hallway fitted with understairs storage cupboard, spindle balustrade staircase leads to the first floor landing, wall mounted thermostat and doors leading to all room:

## SECOND RECEPTION OR BEDROOM FIVE 12'5 x 11'5 (3.78m x 3.48m)



A second reception room/fifth bedroom with uPVC windows to the front and side aspect, featuring internet point, T.V.point, electric fire surround and a wall mounted gas central heated radiator;

## DINING KITCHEN 12'6 x 12'8 (3.81m x 3.86m)



A modern kitchen with double glazed twin aspect windows over looking the front and side elevations. Featuring a matching range of base and wall mounted units in Ash Grey wood effect with contrasting granite affect working surfaces and matching tiled splash backs, inset resin scratch resistant sink unit with drainer and chrome mixer tap, integrated dishwasher and a space for an America style fridge freezer, cooker point for a range master, stainless steel extractor hood over. Finished with ceiling light, laminated wood flooring and door leading to:

### UTILITY ROOM 6'3 x 5'6 (1.91m x 1.68m)



A very useful utility room featuring laminated working surfaces, plumbing in situ for a washing machine and tumble dryer, ceiling creel and wall lighting, uPVC door leads to the side aspect:

### LOUNGE/ DINING AREAS 30'4 x 11'7 (9.25m x 3.53m)



A 30ft well appointed lounge/ dining room with triple aspect uPVC windows to the sides and rear elevations, providing an abundance of natural lighting and privately positioned to take in the peaceful surroundings of the woodland aspect and views beyond the trees. Featuring a useful serving hatch, decorative stone fire surround with build in display shelves, stove effect fire, T.V point, wall mounted lighting, and wall mounted gas central heating radiators:

### DINING AREA 11'7 x (3.53m x )



A large dining area which is set off the lounge with

uPVC window to the side aspect, patio doors and a useful serving hatch:

### CONSERVATORY 11'1 x 8'7 (3.38m x 2.62m)



The conservatory is a delightful addition to this property which is set to the rear elevation with uPVC side patio doors leading to the side, offers views overlooking the balcony and woodland aspect with a good deal of privacy:

### TO THE FIRST FLOOR



Spindle balustrade to the first floor U-shaped landing with access to a useful storage loft via pull down ladder, doors leading to:

**HOUSE BATHROOM 8'8 x 7'11 (2.64m x 2.41m )**



A good sized, fully tiled house bathroom with uPVC double glazed window to the side aspect, consisting of a three piece bathroom suite in White with chrome effect fittings. Comprises of:- P-Shaped panelled bath with shower over bath splash screen, a stylish built-in L-shaped vanity unit hand wash unit with ceramic sink with mixer and a low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled effect flooring:

**BEDROOM ONE 12'4 x 11'5 (3.76m x 3.48m)**



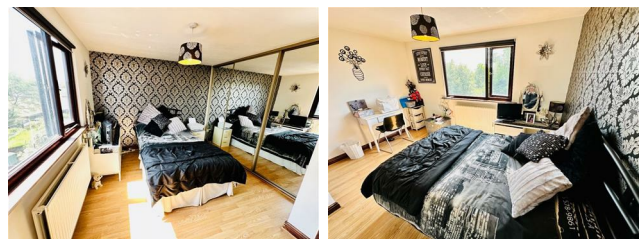
This spacious, well appointed double bedroom with uPVC windows to the rear aspect, providing an abundance of natural light and woodland views, built-in wardrobes to one wall, access to an en-suite facilities and mounted gas central heating radiator:

**EN-SUITE SHOWER ROOM 8'10 x 4'11 (2.69m x 1.50m)**



A fully tiled en-suite shower room with uPVC window to the rear elevation, featuring a three piece suite in white comprising of: step in double shower cubical with mains fitted shower unit, hand wash pedestal basin with mixer tap and low level flush w/c. Finished with matching tiled flooring, extractor fan and wall mounted heated towel rail:

**BEDROOM TWO/ GUEST ROOM 12'6 x 10'6 (3.81m x 3.20m)**



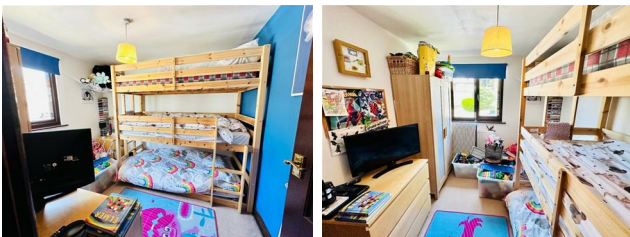
Good sized double bedroom with Upvc double glazed window over looking the rear aspect, featuring fitted mirrored wardrobes to one wall and wall mounted gas central heating radiator:

### **BEDROOM THREE 12'6 x 10'6 (3.81m x 3.20m)**



Spacious third double bedroom with uPVC double glazed window to the side aspect which provides an abundance of natural lighting, featuring a fitted wardrobes and a wall mounted gas central heating radiator:

### **BEDROOM FOUR 10'7 x 8'7 (3.23m x 2.62m)**



Fourth double bedroom set to front elevation with uPVC double glazed windows providing natural lighting, and a wall mounted gas central heating radiator:

### **EXTERNALLY**



Externally the property boasts a most attractive kurd appealing wraparound tiered styled garden, this plot accessed through newly fitted stainless steel/glass panelled fence and cordanting gates, decorative shale gravelling, low level step lead to all levels. Paved paths extend to the front and side aspect with shrub boarders, landscaped areas, seating areas leads to a laid to lawn side area and gated access to the rear. An extensive driveway leads to the front aspect which provides parking for two /three vehicles, there is also further off road parking space for a small car to the side aspect. To the rear is access to the double garages. The property offers a decked patio and also a private rear raised balcony with woodland views, perfect for dining in the summer or winter months:

## DOUBLE GARAGE



Set to the rear of this stunning property is this large double integral garage with twin aspect electric doors, power, light and security lights, houses the Worcester Bosh combi- boiler: ( POTENTIAL TO EXTEND adequately sized to be converted into a guest house or an office)

## POTENTIAL TO EXTENT FURTHER



This property has the potential to extend further:

### Tenure

This property is (FREE HOLD )

### 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.

## BUYERS FURTHER INFORMATION NEEDED

Good Morning,

We do hope you are well, Thank you for enquiring about the above property to buy with ADM Residential.

We are first obliged to ask you the following questions in order for us to assist you further.

Can you please confirm the following information:

Have you your full title and home address as nothing was listed on the request.

- 1- Location looking to buy ?
- 2- Budget ?
- 3- Do You Require Finance Help?
- 4- Do you need solicitors quotes for conveyancing ?

Warmest Regards

## 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.

### **Council Tax Bands**

The council Tax Banding is "E "

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

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### **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.

### **Garden Photos**



### **Extra Photos**



### **BALCONY**



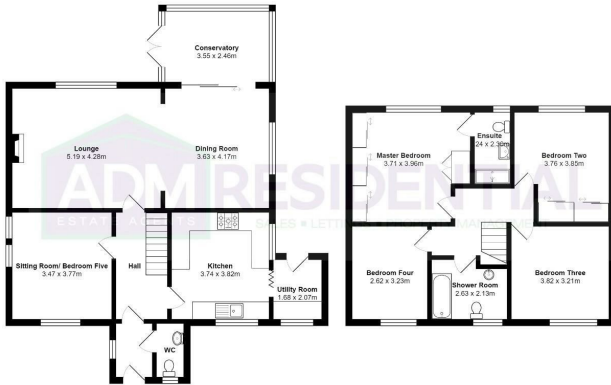
A fabulous addition is this property is this private balcony, which is southern facing with matching glass and stainless steel balustrades, outside power point and water tap:

### **DOWN STAIRS CLOAKROOM/ W/C**



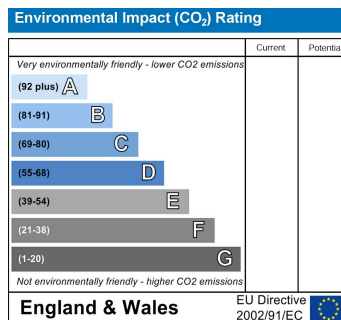
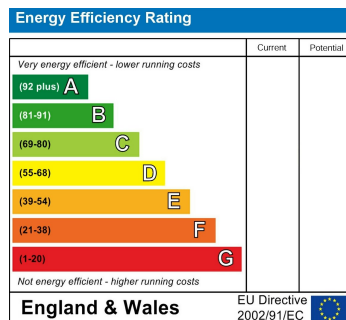
A separate downstairs cloaks room with an opaque circular uPVC double glazed window to the front aspect, comprises of a two piece suite in white consisting of a hand wash basin with chrome mixer tap and low level flush w/c. Finished with wall mounted gas central heating radiator and tiled flooring:

## Floor Plan



All measurements are approximate and for display purposes only.

## Energy Efficiency Graph



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