



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 47 Whiteley Street, Huddersfield, HD3 4LT

**Offers In The Region Of £85,000**

**\*PERFECT PURCHASE FOR THE PROPERTY INVESTOR OR FIRST TIME BUYER LOOKING FOR A PROJECT\*** Is this stone built, rear back to back terraced property located on Whiteley Street in Milnsbridge. Conveniently situated close to all local village amenities, bus routes, commuter links, well regarded schools and within walking distance to the Milnsbridge canals. This is an ideal starter home or a buy to let investment. Boasting gas central heating and double glazing throughout, the property briefly comprises of: Entrance vestibule, open plan living space with feature inglenook fireplace and break fast kitchen with access to the cellar. To the first floor landing: two good sized bedrooms and a house bathroom. Externally the property offers low maintenance garden and on street parking. Don't miss the opportunity to make this house your own and the potential it has to offer. Contact us today on 01484 644555 to arrange your viewing! **\*VIRTUAL VIEWING AVAILABLE SOON\* \*NO CHAIN\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
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## ENTRANCE DOOR

A UPVC entrance door leads to:

## ENTRANCE VESTIBULE



Entrance vestibule with door leading to the staircase which rises to the first floor landing. Finished with wall mounted gas central heated radiator, wood effect laminate flooring and door leading to:

## OPEN PLAN LIVING



Open plan living and kitchen space with uPVC double glazed window to the front aspect:

## LOUNGE AREA



Good sized lounge area with uPVC double glazed window overlooking the front aspect and featured exposed stone wall. Boasting an angle-nook fireplace with wood burning stove and railway sleeper mantel as well as a built in TV stand and storage drawers. Finished with characterful beams to the ceiling, T.V point, telephone point, wall mounted gas central heated radiator and wood effect laminate flooring:

## BREAKFAST KITCHEN AREA



This breakfast kitchen features a matching range of base and wall mounted units in Beech wood effect, complimentary laminate effect working surfaces extending to a breakfast bar and contrasting tiled splash backs with inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and four electric hob with pull out

extractor hood and plumbing for an automatic washing machine. Finished with characterful beams to the ceiling, wood effect laminate flooring and access to the cellar:

### **CELLAR**

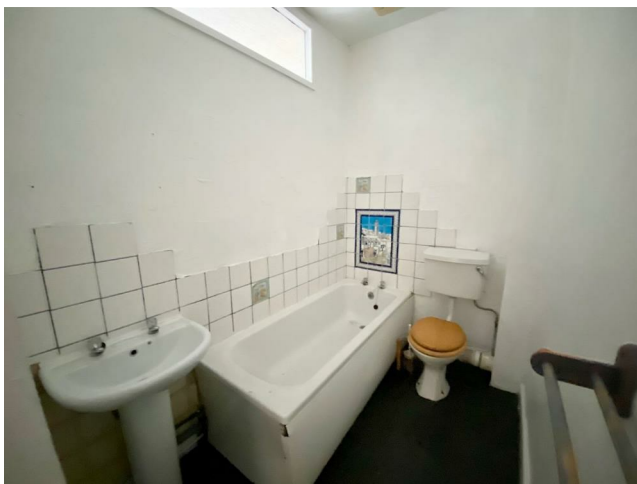
Staircase descends to the useful cellar space:

### **TO THE FIRST FLOOR LANDING**



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

### **HOUSE BATHROOM**



Partly tiled house bathroom with glass panel feature allowing additional light. Featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with hot and cold taps, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan and vinyl effect flooring:

### **BEDROOM ONE**



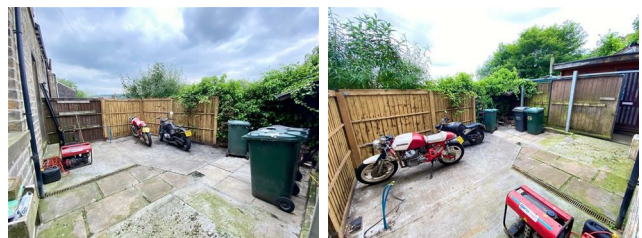
Primary double bedroom with uPVC double glazed window overlooking the front aspect. Finished with characterful beam to the ceiling, wall mounted gas central heated radiator and original wood flooring:

### **BEDROOM TWO**



Second good sized bedroom with uPVC double glazed window to the front aspect. Featuring bulk head storage and built in bed with drawers. Finished with wall mounted gas central heated radiator:

### **EXTERNALLY**



Externally the property boasts a low maintenance, hard standing garden to the rear finished with fenced boundaries and on street parking. An ideal space for enjoying the summer months:

\*Please note - there is right of access & garden boundaries TBA\*

### **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: Crow Lane Primary & Foundation Stage School, Charley's Angels Day Nursery, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Huddersfield Grammar School & Nursery

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](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 youtub link.

Please ask the agents for the detail.

### **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.

### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3471995](https://sprift.com/dashboard/property-report/?access_report_id=3471995)

### **EPC LINK**

ON ORDER.

### **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.

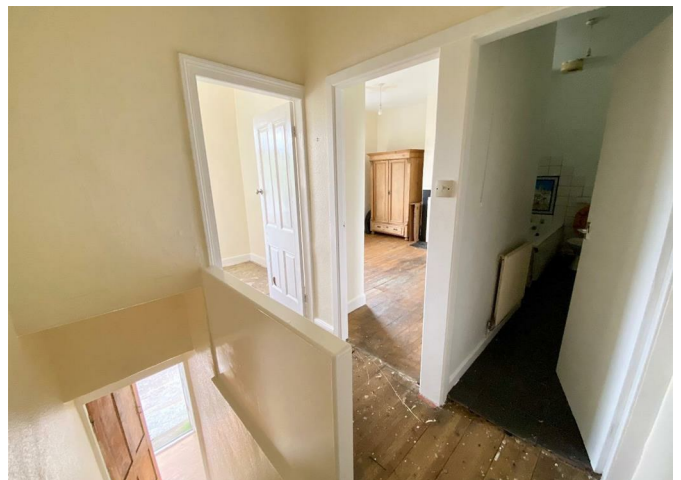
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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

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

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