



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 126 Caldercliffe Road, Huddersfield, HD4 7RH

### Offers Over £165,000

**\*UNDER OFFER\* ( OFFER'S OVER 165K ) \*NOT TO BE MISSED\*** set within this highly regarded popular residential area of Taylor Hill in Newsome, is this chain-free, very well appointed, "THREE BEDROOM" semi-detached chalet style bungalow with gardens and driveway leading to a detached garage. Situated close to all the local amenities, schools and bus routes. Boasting family sized accommodation, gas central heating, double glazing, security alarmed, briefly comprises of:- Entrance door leading to a reception hallway, kitchen, spacious lounge, second double bedroom and the dining room/ third bedroom with under stairs storage. To the first floor landing, a house bathroom and the main double bedroom. Externally having large gardens to the front and rear with tar-mac driveway to the side aspect providing ample off road parking which leads to the detached garage. **DON'T DELAY CALL ADM RESIDENTIAL TODAY!** Book now to arrange an open day viewing.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE DOOR



Entrance uPVC side door leads to:

### RECEPTION HALLWAY



A reception hallway with a staircase rising to the first floor landing, with uPVC window to the side aspect, a useful under stair storage cupboard, wall mounted gas central heated radiator, alarm panel and finished with laminated wood effect flooring. Door leading to:

### KITCHEN 8'4 x 8'2 (2.54m x 2.49m )



The kitchen is set to the front aspect with Upvc window overlooking the front elevation. Featuring a matching range of base and wall units in Beech wood effect with complimentary rolled edged laminate working surfaces, contrasting tiled splash backs, inset stainless steel sink unit with drainer and mixer tap. Gas cooker point. space for a fridge or freezer, plumbing for an automatic washing machine and finished with laminate tiled effect vinyl flooring:

### LOUNGE 17'7 x 12'11 (5.36m x 3.94m)



A tastefully appointed, good sized lounge with large Upvc double glazed windows to front elevation providing an abundance of natural light, featuring Stone fire surround with inset electric fire. Finished with coved ceiling, TV point, Telephone point and gas central heating radiator:

### **BEDROOM TWO 12'3 x 11'4 (3.73m x 3.45m)**



A second double bedroom with Upvc windows to the rear aspect which over looks the garden, wall mounted gas central heating radiator:

### **BEDROOM THREE/ DINING ROOM 8'9 x 8'8 (2.67m x 2.64m)**



The third bedroom, which could also be used as a dining room or recreational space, is also set to the rear aspect with a uPVC window and wall mounted gas central heated radiator:

### **UNDERSTARS STORAGE**

Useful under stairs storage area:

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

Staircase to the first floor landing, doors leading to:

### **HOUSE BATHROOM 9'1 x 8'1 (2.77m x 2.46m)**



A partly tiled, house bathroom with Upvc opaque window to side elevation, featuring a three piece bathroom suite with chrome effect fittings. Comprising of:- panelled bath with electric shower over bath and shower pole, hand wash pedestal and low level flush w/c. Under eaves storage and a fitted storage cupboard, finished with a gas central heating radiator:

### **BEDROOM ONE 15'2 x 12'3 (4.62m x 3.73m)**



A large double bedroom with uPVC window to the front aspect, fitted wardrobes and matching draws to both alcoves, wall mounted gas central heated radiator:

### **EXTERNALLY**



The property offers a mainly laid to lawn garden to the front aspect with flower borders. Paved paths leading to the rear mainly flagged garden with lawned sections, providing great outside space for entertaining in the summer months.



## GARAGE AND DRIVEWAY



To the side elevation there is a large tarmac driveway leading to a single detached garage with up and over door.

## 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: Berry Brow Infant school and Berry Brow Nursery School, Newsome Junior School, Castle Hill School, Newsome High School, Kings James School, Moor End Technology College

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.

## 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 can also offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for details.

## 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.

## 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.

## Council Tax Bands

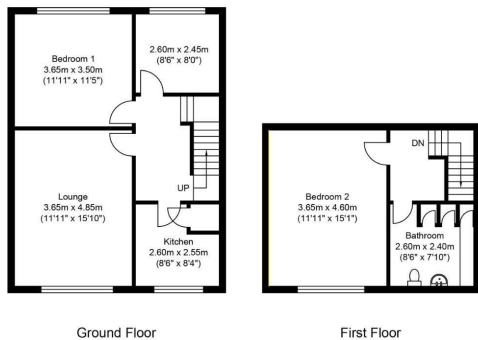
The council Tax Banding is "C"

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

## Tenure

This property is (LEASE HOLD) 999 year lease approx £13.50 per annum (could be possible to purchase freehold subject to your own enquiries through solicitors)

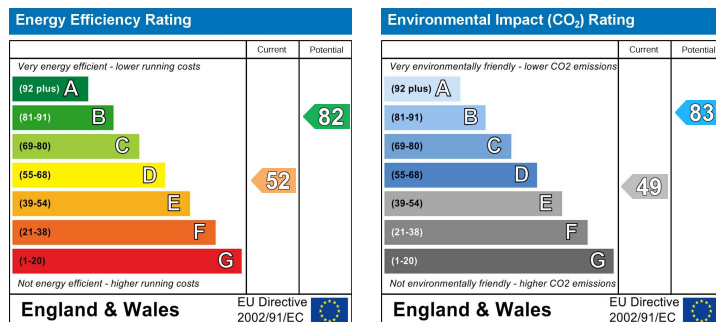
## Floor Plan



126 Caldercliffe Road, Huddesfield, HD4 7RH  
Approx Gross Internal Floor Area of House 84.46 sq. m. (909.11 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## Energy Efficiency Graph



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