



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 26 Larch Road, Huddersfield, HD1 4JH

**Offers Over £170,000**

New to the market is this stone-built end-terraced property situated in the popular residential location of Larch Road in Huddersfield. Boasting three bedrooms, two spacious reception rooms, and a house bathroom, this home offers a comfortable and spacious living environment for you and your family. With 936 square feet of living space, there is plenty of room to make this house your own. The property features a garage and parking space for up to three vehicles, ensuring convenience for you and your guests. The large gardens provide ample outdoor space where you can relax and unwind after a long day. Whether you are a first-time buyer looking for your dream home or an investor seeking a lucrative opportunity, this property is ideal for you. With no onward chain, the process of making this house your own is made even smoother. Don't miss out on the chance to own this end-terraced property with fantastic potential in Huddersfield. Book your viewing today! \*VIRTUAL VIEWING AVAILABLE SOON\*

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



## ENTRANCE DOOR

UPVC entrance door leads to:

## RECEPTION HALLWAY



Reception hallway with staircase rising to the first floor landing. Featuring access to the cellar and finished with wall mounted double panelled radiator. Doors leading to:

## CELLAR

A useful keeping cellar which houses the meters:

## LOUNGE



A spacious lounge is set to the front aspect with uPVC double glazed window allowing an abundance of natural light to fill the room. Featuring a fire surround with inset gas fire, tiled back and hearth. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

## DINING ROOM



A neutrally decorated, second reception/dining room with uPVC double glazed window overlooking the rear garden. Featuring a wooden fire surround with inset electric fire, marble back and hearth. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

## KITCHEN



The kitchen is set to the rear aspect with uPVC opaque double glazed window and uPVC door leading out into the rear garden. Featuring a matching range of base and wall mounted units in Beech wood effect, laminate roll edged working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. There is space for a cooker and under counter fridge freezer. Finished with wall mounted double panelled gas central heated radiator and tiled effect vinyl flooring:

## STAIRCASE TO THE FIRST FLOOR



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

## HOUSE BATHROOM



Partly tiled house bathroom with uPVC double glazed window overlooking the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with electric shower over, hand wash pedestal basin and low level flush w/c. Finished with wall mounted double panelled gas central heated radiator and mosaic tiled effect vinyl flooring:

## BEDROOM ONE



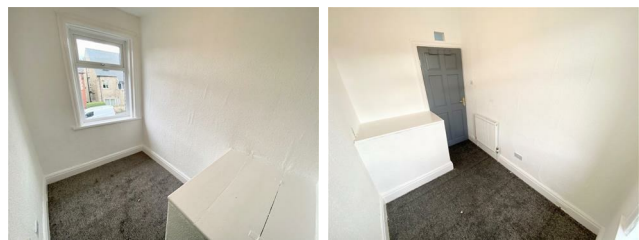
A good sized primary bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted double panelled gas central heated radiator:

## BEDROOM TWO



A second good sized bedroom with uPVC double glazed window overlooking the rear aspect. Featuring built-in wardrobes and storage cupboards to one wall, finished with wall mounted double panelled gas central heated radiator:

## BEDROOM THREE



A third bedroom with uPVC double glazed window overlooking the front aspect. Finished with bulk-head and wall mounted double panelled gas central heated radiator:

## EXTERNALLY

Externally the property boasts a flagged patio garden to the front aspect with paved pathways, mature hedge and stone wall boundary. To the side aspect is a hard standing driveway which provides parking for multiple vehicles and an attached garage. To the rear, is a mainly lawned garden with flagged path leading to the garage and finished with fenced boundaries:

## ATTACHED GARAGE

An attached garage/workshop with power, light and 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: Huddersfield Grammar School & Nursery, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, The Mount School  
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.

### **Tenure**

This property is Leasehold.

Lease Start Date: 15/08/1927

Lease End Date: 25/03/2925

Lease Term: 999 years from 25 March 1926

Lease Term Remaining: 901 years

### **Council Tax Bands**

The council Tax Banding is " "

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

### **Key Facts For Buyers**

[https://sprift.com/dashboard/property-report?access\\_report\\_id=3798146](https://sprift.com/dashboard/property-report?access_report_id=3798146)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8286-7024-0880-0023-5902>

### **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**

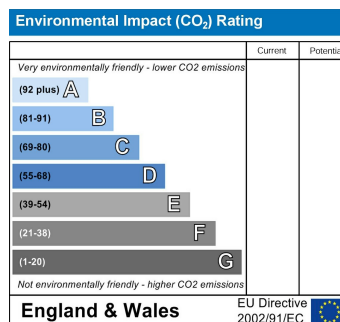
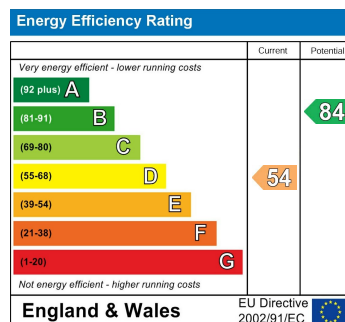
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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## Energy Efficiency Graph



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