



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 74 Britannia Road, Huddersfield, HD3 4QF

**Offers In The Region Of £149,995**

An opportunity to purchase this very attractive, semi-detached property set within this much sought after elevated location of Milnsbridge. This delightful two double bedroomed property is well presented throughout and situated with off road parking via detached double garage set to the rear. Ideally positioned for easy access to all village amenities, local schools and bus routes with easy access to the M62 motorway networks. This is an excellent purchase for any "First Time Buyer or Starter Home". Boasting gas central heating, double glazing and briefly comprises of: Entrance side door leads to a porch/utility, inner hallway, dining kitchen, lounge with a featured bay window. To the first floor landing: two double bedrooms and stunning modern house bathroom. Externally boasting tiered gardens to front and rear elevations with astro-turf and rockery, leading onto the double garage providing off-road parking. Full internal inspection is highly recommended to appreciate all this property has to offer please call ADM

Residential the selling agent today: \*NOT TO BE MISSED\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE PORCH

Upvc entrance porch to the side aspect with plumbing for automatic washing machine, giving access to:

### ENTRANCE DOOR



Entrance door leads to:

### INNER HALLWAY

Staircase rises to the first floor landing, access to all rooms and telephone point:

### LOUNGE WITH BAY WINDOWS 14'6 x 14'8 (4.42m x 4.47m)



This is a generously sized lounge with uPVC bay window providing an abundance of natural light to the front aspect with woodland views. Featuring coved ceiling, T.v.point and wall mounted double panelled gas central heated radiator. Door leading to:

### KITCHEN/DINING ROOM 14'5 x 10'4 (4.39m x 3.15m )



A spacious dining kitchen with treble Upvc double glazed windows overlooking the rear and side aspect. Featuring a matching range of base and wall mounted units in Maple wood effect with contrasting laminated working surfaces, inset stainless steel one and a half sink unit with drainer and mixer tap, complimenting tiled splash backs, gas cooker point with stainless steel extractor hood over. Plumbing for a dishwasher and space for a fridge/freezer. The kitchen also benefits from a useful under stairs storage cupboard, combi boiler, wall mounted gas central heated radiator and finished with vinyl effect flooring:

### TO THE FIRST FLOOR LANDING



Staircase ascends to the first floor landing, access leads to:

### LOFT HATCH

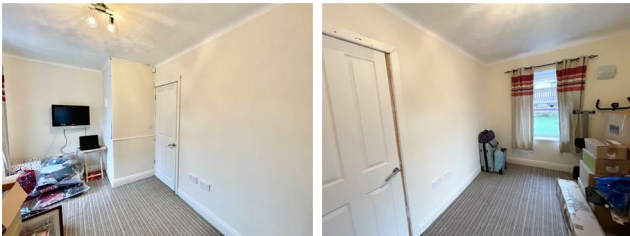
Access to a loft via pull down ladder:

### **BEDROOM ONE 14' 6 x 14'8 (4.27m 1.83m x 4.47m )**



A good sized double bedroom with uPVC windows to front elevation boasting woodland views to front aspect. Featuring T.V point, coved ceiling and wall mounted gas central heated radiator:

### **BEDROOM TWO 13'1 x 8 '4 (3.99m x 2.44m '1.22m )**



A second double bedroom with uPVC windows over looking the rear and side aspect, featuring bulk head storage, T.V point, coved ceiling and wall mounted gas central heated radiator:

### **HOUSE BATHROOM 7'5 x 5'6 (2.26m x 1.68m )**



A stunning, well designed, fully tiled modern house bathroom with uPVC opaque window to rear aspect. Featuring chrome effect fittings and

comprising of a three piece modern bathroom suite in white consisting of: panelled bath with electric shower over and splash screen, hand wash pedestal with waterfall tap and a low level flush w/c. Finished with wall mounted heated towel rail, ceiling chrome spot lighting, extractor fan and tiled flooring:

### **EXTERALLY**



The property benefits from a raised garden to the front elevation with a woodland aspect and onward views, a landscaped decked garden with rockery. To the side, a path leads to the stepped garden with flower beds and shrubs, paved paths leading to an astro-turfed upper level with rockery and further garden area with fenced boundaries:

### **DOUBLE GARAGE / WORKSHOP**

Additionally, this property benefits from a double garage which could also be used as a work shop, with power, light and roller shutter door:

### **ABOUT THE AREA**

About the area are as follows: The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct carries the trans-Pennine Huddersfield Rail way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowersley to Golcar, Longwood and Paddock.

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.

The main primary school in Milnsbridge is Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley.

### **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.

### **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.

Shared Access with 72

### **Tenure**

This property is Freehold

### **Council Tax Bands**

The council Tax Banding is "A"

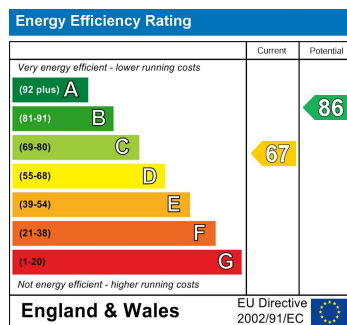
Please check the monthly amount on the Kirklees Council Tax Website

### **Additional Information**

Boiler is 3 years old and was last serviced in 2020.



### Energy Efficiency Graph



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#### 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.