



# RESIDENTIAL

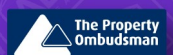
SALES | LETTINGS | PROPERTY MANAGEMENT



## 5 Lipscomb Street, Huddersfield, HD3 4PF Offers In The Region Of £75,000

**\*\*RECENTLY DECORATED AND NEWLY CARPETED\*\*** "DELIGHTFUL WELL APPOINTED" TWO double bedroom, stone built rear terraced property offered "FOR SALE" The property is located close to all local amenities, bus routes, and schools having easy access to the motorway networks and approximately five minutes drive from Huddersfield Town Centre. Boasts well appointed accommodation throughout with gas central heating and double glazing, The property is set over three floors and comprises of:-  
GROUND FLOOR: delightful lounge and modern kitchen area with storage cupboard off. To the first floor landing: a double bedroom, house bathroom comprising of three piece suite in white. To the second floor landing with attic double bedroom having velux windows and bulk head storage. EXTERNALLY: Access via courtyard area to the rear. Early viewing is recommended, A great \*Buy To Let\* or \*F.T.BUYER\* purchase. Please contact the agent to arrange a viewing:

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

Entrance uPVC door leading to:

## MODERN LOUNGE 15'3" x 15'0" (4.65 x 4.57)



A Recently decorated modern lounge with uPVC window to front aspect over-looking courtyard, featuring TV point, Telephone point, wall mounted gas central heating radiator:

## ADDITIONAL PHOTOS



## MODERN KITCHEN AREA 8'1" x 6'4" (2.46 x 1.93)



Modern style fitted kitchen with a matching range of base and wall units in cream having complimentary roll edge laminated surfaces, inset stainless steel sink unit and drainer with chrome mixer taps and tiled splash backs, gas cooker point

and plumbing for Automatic washing machine space for a fridge freezer, finished with chrome effect fittings and vinyl flooring:

## FIRST FLOOR LANDING



To the first floor landing with uPVC window to side elevation, wall mounted gas central heated, doors leading to:

## SECOND BEDROOM 11'4" x 9'0" (3.45 x 2.74)



A double bedroom with uPVC window to front aspect, wall mounted gas central heating radiator:

## HOUSE BATHROOM 11'4" x 5'7" (3.45 x 1.70)



Good sized, partly tiled, three piece bathroom suite in white with chrome effect fittings, Upvc window

to front elevation. Comprising of:- paneled bath with a shower attachment over, hand wash basin and low flush w/c, useful storage cupboard finished with chrome effect fittings, wall mounted gas central heating radiator:

## SECOND FLOOR LANDING



To the second floor landing, Upvc window to the side elevation, door leading to:

## MAIN ATTIC BEDROOM 13'10" x 12'10" (4.22 x 3.91)



A double bedroom with twin aspect velux

windows to the front elevation , useful storage cupboard and under eaves storage with a wall mounted gas central heating radiator:

## EXTERIOR

The property benefits from court yard setting to the rear, on street permit parking on Lipscomb Street to the front:

## ADDITIONAL INFORMATION

Council Tax \*A\*

## ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: 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.

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

Mobile Number 07780446202

Email - sales@admresidential.co.uk

Virtual Viewings On Request;

## Tenure

This property is lease hold with 999 years Ground rent 0.79 pence per year: Approx- 860 yrs left.

## DISCLAIMER

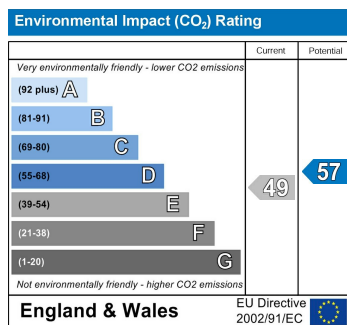
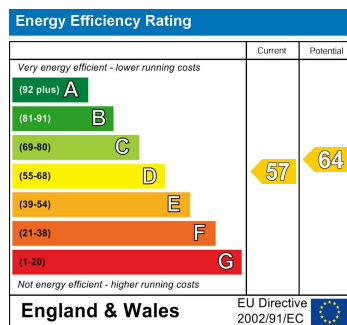
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Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Energy Efficiency Graph



#### 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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