



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 3 Brookdale Bank, Huddersfield, HD3 4RU

**Offers In The Region Of £119,995**

**\*\*OFFERED FOR SALE BY ADM RESIDENTIAL\*\*** This Family Sized Semi-Detached property with a generous garden and a parking space. Situated in the ever popular area of Longwood, Huddersfield, ideally suited to a range of buyers looking to be close to local amenities, well regarded schooling and convenient links to the M62 motorway network. The property boasts gas central heating and double glazing, offering spacious family accommodation which briefly comprises of:- Entrance door leads to hallway, separate cloaksroom/w.c, lounge leads to a dining/kitchen and access to the rear garden. To the first floor landing: three bedrooms and a family bathroom with a three piece bathroom suite in white. Externally boasting gardens to front and rear with parking space set to the rear elevation. Tel the Agent ADM Residential on 01484 644555. This property is not to be overlooked, **\*STRICTLY BY AGENT APPOINTMENT ONLY\***

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**Rear Entrance Door 5'9 x 2'8 (1.75m x 0.81m )**



Entrance door leads to:

**Hallway 10'8 x 2.8 (3.25m x 0.61m.2.44m)**



Entrance hallway with staircase leading to the first floor landing, wall mounted gas central heated radiator, doors leading to:

**Lounge 11'8 x 13'2 (3.56m x 4.01m)**



A spacious lounge with double glazed windows to the front aspect, featuring a mahogany fire

surround with marble effect back and hearth, gas fire, coved ceiling, wall lights and a useful under stairs storage cupboard. Finished with wall mounted gas central heated radiator and door leading to the dining kitchen:

**Dining Kitchen 15'0 x 10'7 (4.57m x 3.23m)**



A good sized dining kitchen which is set to the rear aspect having double glazed windows which overlook the garden. Featuring a matching range of base and wall mounted units in Oak wood effect with contrasting roll edged laminated working surfaces, incorporating a stainless sink and drainer unit. Integral electric and four ring gas hob with extractor hood over, plumbing for automatic washing machine and space for fridge freezer. Door leading to:

**Cloaksroom/W.C 5'4 x 2'9 (1.63m x 0.84m)**



A useful downstairs cloakrooms with a double glazed window to the side aspect, consisting of a two piece suite comprising of a wash hand pedestal basin and a low level flush w/c:

**To The First Floor Landing 10'1 x 2'9 x 4'4  
(3.07m x 0.84m x 1.32m)**



To the first floor landing, providing access to all bedrooms and the house bathroom, wall mounted gas central heated radiator and access to a loft hatch:

**House Bathroom 6'8 x 6' (2.03m x 1.83m)**



A partly tiled modern house bathroom with a feature double glazed oval opaque window to rear aspect, comprising of a three piece modern bathroom suite, consisting of: panelled bath with shower attachment over bath with a splash screen, hand wash pedestal and a low level flush w/c. Finished with chrome effect fittings, wall mounted gas central heated radiator and vinyl flooring:

**Bedroom One 13'1 x 8'7 (3.99m x 2.62m)**



A good sized double bedroom with double glazed

window to the front aspect and a wall mounted gas central heated radiator:

**Bedroom Two 10'8 x 7'7 (3.25m x 2.31m)**



A second double bedroom with double glazed window to the rear aspect and a wall mounted gas central heated radiator:

**Bedroom Three 7'4 x 6'6 (2.24m x 1.98m)**



Bedroom three is a single bedroom with double glazed window to the front aspect and wall mounted gas central heated radiator:

## Externally



Externally the property enjoys a pleasant woodland backdrop benefiting from a mainly laid to lawn garden to the front and rear aspect, fenced boundaries and off street parking space for two vehicles:

### 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 "C"

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

### 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: are Crow Lane,,Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles),

Conveniently located close to the 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.

### Tenure

This property is LEASEHOLD with a 999 year lease from 1866

Free Hold Title can be purchased if you wish at approximately £500.00 - Please Seek Legal Advice On This, We Cannot Confirm Further Information. PURCHASED IN 1995

### 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. 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.

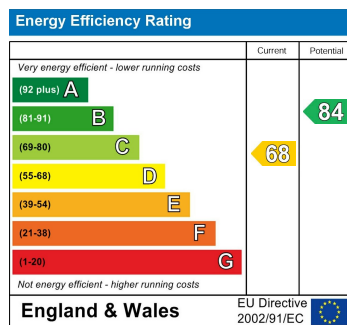
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### EPC LINK

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0548-0034-6226-6001-5990>



### Energy Efficiency Graph



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