



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 19 Hope Street, Huddersfield, HD3 4JP

### Offers Over £85,000

**\*ATTENTION INVESTORS OR F.T.BUYERS\*** **\*ADM RESIDENTIAL\*** are pleased to offer **\*For Sale\*** this TWO bedroom, rear terraced property which is located in this very popular residential area of Milnsbridge in Huddersfield, being ideally situated close to all local amenities in the village, bus routes, local schools and Huddersfield Town Center with easy access to Oldham and the M62 motorway networks. The property boasts uPVC double glazing and gas central heating throughout, accommodation briefly comprises of:- entrance door leading to a hallway, spacious lounge, access to the lower floor which leads to a dining/kitchen and under stairs storage. To the first floor: two bedrooms and house bathroom with a modern suite in white. Externally boasting rear woodland garden with paved path, climbing frame and BBQ area. On street parking to the front aspect off Hope Street. Why not arrange your viewing today?! Contact ADM Residential on 01484 644555 **\*NO CHAIN\***

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 composite door leads to:

## HALLWAY

Hallway with staircase leading to the first floor landing, wall mounted gas central heated radiator, door leads to:

## LOUNGE 14'9x13'2

(4.27m'2.74mx3.96m'0.61m)



This is a spacious lounge with uPVC double window to front aspect over looking this woodland aspect garden. Featuring fire surround with inset gas fire, tiled back and hearth. Finished with t.v. point, telephone point, coved ceiling, inset ceiling spotlights and wall mounted gas central heated radiator, door leads to:

## STAIRCASE DESCENDS TO THE LOWER FLOOR

Door leads to a staircase descending to the lower floor:

## DINING KITCHEN 14'8 x 13'3 (4.27m'2.44m x 3.96m'0.91m)



Dining kitchen with uPVC double glazed window to front aspect. Featuring a matching range of base and wall mounted units in Oak wood effect with brushed chrome effect fittings, complimentary roll edged laminate working surfaces. Incorporating a stainless steel inset sink unit with drainer and hot and cold taps, electric cooker and extractor hood over. There is space for a fridge/freezer and plumbing in situ for automatic

washing machine. Finished with ceiling lights, wall mounted combi-boiler, extractor, wall mounted gas central heating radiator and vinyl flooring:

## TO THE FIRST FLOOR LANDING



Staircase leading to the first floor landing, access to loft and doors leading to:

## HOUSE BATHROOM 7'3 x 6'6 (2.13m'0.91m x 1.83m'1.83m)



Partly un finished, partly tiled house bathroom with uPVC double glazed opaque window to rear aspect and chrome effect fittings. Featuring a three piece fitted bathroom suite in white, comprising of:- panelled P-shaped bath with electric shower over, splash screen, hand wash pedestal basin, low level flush w/c. Finished with gas central heated radiator and vinyl effect tiled flooring:

### **BEDROOM ONE 11'4 x 9'7 (3.35m'1.22m x 2.74m'2.13m)**



A good sized double bedroom with uPVC window to the front elevation, ornament fireplace and finished with wall mounted gas central heated radiator:

### **BEDROOM TWO 11'2 x 5'2 (3.35m'0.61m x 1.52m'0.61m )**



A second bedroom with uPVC window to the side aspect and wall mounted gas central heated radiator:

### **EXTERNALLY**



Externally this property has a woodland aspect with fenced boundaries and wooden gated access, there are paved paths flagged patio area, turfed area, a built in climbing wall and a BBQ area:

### **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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

### **Tenure**

This property is ( LEASE HOLD OR FREE HOLD ) with .... years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8764-7729-1500-4822-3922>

### **Council Tax Bands**

The council Tax Banding is " " Please check the monthly amount on the Kirklee Council Tax Website .

### **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.

### **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.

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### **Tenure**

This property is ( LEASE HOLD ) with 999 YEAR LEASE, and 876 Remaining on the lease , at an annual cost of £1.28 per year.

For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **KEY FACTS FOR BUYERS**

<https://sprift.com/dashboard/property-report/?>

[access\\_key=b6e4455618c998b6a70ed2b0afaba462f519fd99b5832739126fdb8300382a6d](https://sprift.com/dashboard/property-report/?access_key=b6e4455618c998b6a70ed2b0afaba462f519fd99b5832739126fdb8300382a6d)

## Floor Plan

### Energy Efficiency Graph



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