



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 21 Wood Street, Huddersfield, HD3 4RF

**Offers Around £215,000**

**\*UNEXPECTEDLY RE-MARKETED\* \*GREAT PROSPECTS\*** ADM Residential are delighted to offer **\*FOR SALE\*** this extensive, stone built **\*THREE BEDROOM\*** end of terrace property with period features, situated in the ever popular residential area of Longwood in Huddersfield. Ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and highly recommended schools. An ideal purchase for an array of buyers, boasting gas central heating and uPVC double glazing throughout, briefly comprises of: entrance uPVC door, reception hallway, well appointed lounge and second reception room with staircase descending to the lower floor. To the lower floor: spacious dining kitchen with access to the rear garden, separate utility room and shower room. To the first floor landing: three good sized bedrooms and a modern house bathroom. Externally the property boasts hardstanding garden to the front with off road parking to the side aspect with space for two vehicles. To the rear is an enclosed garden with patio and lawned areas. Viewings are highly recommended to appreciate the size of the accommodation on offer!

Telephone ADM Residential on 01484 644555 to arrange your viewing today! **\*NOT TO BE MISSED\* \*NO CHAIN\* \*VIRTUAL VIEWING AVAILABLE SOON\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

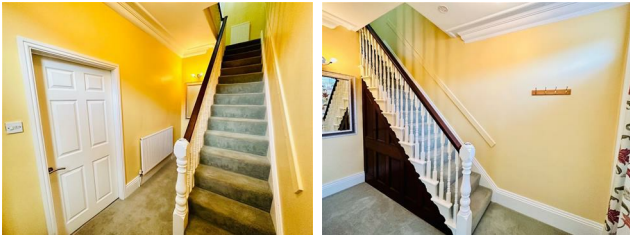
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

UPVC entrance door leads to:

## RECEPTION HALLWAY



Welcoming reception hallway with spindle staircase rising to the first floor landing. Finished with coved ceiling, wall mounted gas central heated radiator and door leading to:

## LOUNGE 12'7 x 11'7 (3.84m x 3.53m)



Tastefully appointed lounge with twin aspect uPVC windows overlooking the front aspect. Featuring a marble effect Adam style fire surround with inset coal effect gas fire, marble back and hearth. Finished with Victorian coved ceiling, picture rail, TV point, telephone point, inset ceiling spotlighting and wall mounted gas central heated radiator. Archway leads to:

## SECOND RECEPTION ROOM 18'3 x 13'3 (5.56m x 4.04m)



Second reception room/dining room with twin aspect uPVC windows overlooking the rear garden and spindle staircase descending to the lower floor. Featuring a marble effect Adam style fire surround

with inset coal effect gas fire, marble back and hearth. Finished with inset ceiling spotlighting, useful under stairs storage cupboard and twin wall mounted gas central heated radiators:

## TO THE LOWER FLOOR

Staircase descends to the lower floor:

## DINING KITCHEN 16'8 x 13'3 (5.08m x 4.04m )



Spacious dining kitchen with uPVC window and door leading to the rear garden. Featuring a matching range of base and wall mounted units and built in wine rack in Walnut wood effect, roll edged laminate working surfaces, complimentary tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integral dishwasher and gas cooker point. Ample space for dining table and chairs. Finished with twin wall mounted gas central heated radiators and tiled flooring:

## UTILITY ROOM 8'8 x 8'1 (2.64m x 2.46m)



Useful utility room with uPVC window to the front aspect. Featuring a matching range of base and wall mounted units in Walnut wood effect with tiled splash backs, plumbing for automatic washing machine, dish washer and space for under counter fridge/freezer with housing for the combi-boiler. Finished with wall mounted gas central heated radiator and tiled flooring:

### **SHOWER ROOM 11'10 x 6'1 (3.61m x 1.85m )**



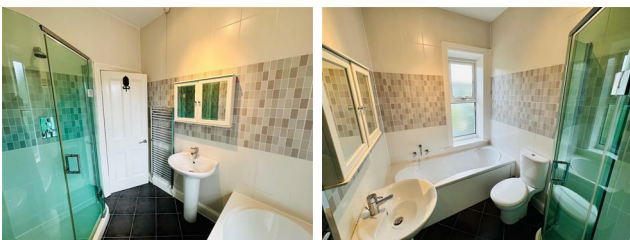
Fully tiled, modern shower room with uPVC window to the front aspect. Featuring a three piece suite in white and chrome effect fittings consisting of: walk-in double shower cubicle with mains fitted shower and sliding glass doors, mahogany vanity incorporating hand wash basin and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted chrome heated towel rail, built-in storage cupboards and tiled flooring:

### **TO THE FIRST FLOOR LANDING**



Staircase rises to the first floor landing with access to the loft via pull down ladders and doors leading to:

### **BATHROOM**



Fully tiled, modern bathroom with uPVC opaque window to the rear aspect. Featuring a four piece bathroom suite in white with chrome effect fittings, consisting of: panelled bath, corner shower cubicle with mains fitted shower unit and glass sliding doors, hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:

### **BEDROOM ONE 14'3 x 11' 9 (4.34m x 3.35m 2.74m)**



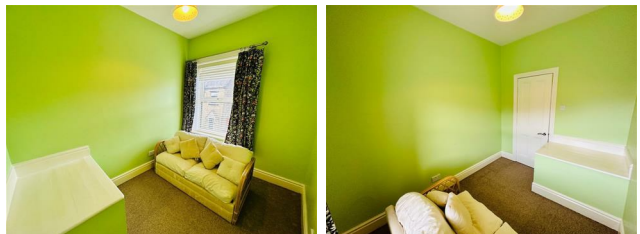
Larger than average, double bedroom with uPVC window overlooking the front aspect. Finished with wall mounted gas central heated radiator:

### **BEDROOM TWO 12'3 x 12'2 (3.73m x 3.71m)**



A superb second double bedroom with uPVC window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

### **BEDROOM THREE 10'4 x '2 (3.15m x '0.61m)**



Third, good sized bedroom with uPVC window overlooking the front aspect. Finished with bulkhead storage and wall mounted gas central heated radiator:

### **EXTERNALLY**

Externally the property boasts a hard standing garden to the front aspect with stone wall boundaries. Off road parking to the side aspect with parking for two vehicles. To the rear is an enclosed, well maintained garden with patio area which is an ideal space for outdoor dining and entertaining during the summer months. There is

also a lawned area with flower borders finished with fenced boundaries:

Please note: there is potential to extend with this property.

### **ADDITIONAL PHOTOGRAPHS**

### **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.

### **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 YouTube link.

Please ask the agents for the detail.

### **Council Tax Bands**

The council Tax Banding is "B"

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

### **Tenure**

This property is Freehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/4820-0392-0067-3091-0773>

### **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.

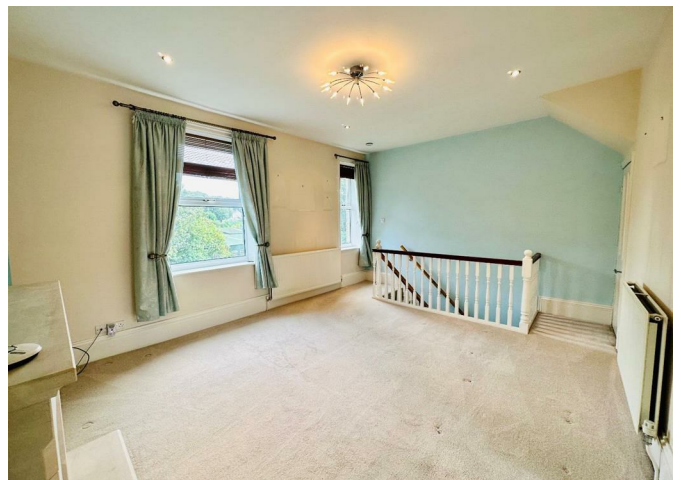
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **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.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### 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.