



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 39 Bankwell Road, Huddersfield, HD3 4LZ

**Offers Over £149,950**

**\*SOLD\***

LARGE FAMILY ACCOMMODATION WITH WORK SHOP AND GARAGE\* \*\*NO VENDOR CHAIN\*\* Being of particular interest to First Time Buyers and Investors alike, three double bedroom, end townhouse property offering generous, family sized accommodation set over over three floors. Located only a few miles from Huddersfield town centre and a short walk to Milnsbridge village with the scenic canal walks a few moments away. Conveniently placed for an array of local amenities, schools, bus routes and easy access to surrounding areas and excellent commuter links. The property boasts gas central heating and double glazing throughout with security alarm system. Briefly comprising of: ground floor entrance door, reception hallway, storage room and access to the large garage with workshop. To the first floor: spacious lounge and dining kitchen with patio doors leading to the rear garden. To the second floor landing: three good sized bedrooms and a partially finished house bathroom. Externally the property offers off road parking to the front aspect leading to the integral garage. To the rear is a large, tiered patio garden and raised rockery. This is a truly sizeable family property of which internal viewings are strongly recommended. Contact the agent today to arrange your viewing on 01484 644555! \*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



Entrance composite door leads to:

## HALLWAY 13'0" x 6'0" (3.96 x 1.83)

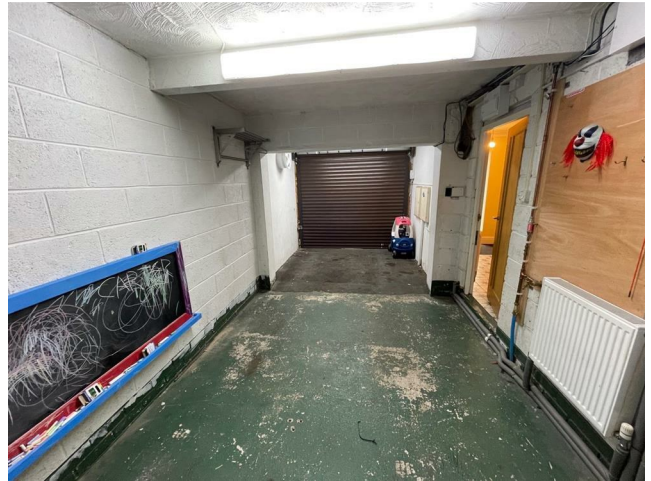


Reception hallway being neutrally decorated with coved ceiling and wall mounted gas central heated radiator. Open staircase providing access to the first floor, internal doors leading to a separate storage room and integral garage:

## STORAGE ROOM 6'1" x 4'1" (1.85 x 1.24)

A useful storage room (previously used as a shower room)

## GARAGE/WORKSHOP 18'1" x 9'6" (5.51 x 2.90)



A fantastic sized garage with electric doors, light and power, access to the work shop with ample power and further lighting, security panel to access the alarm:

## FIRST FLOOR LANDING



Staircase rises to the first floor landing, doors leading to:

## LOUNGE 14'2" x 12'8" (4.32 x 3.86)



A spacious lounge with twin aspect uPVC

windows overlooking the front elevation. Finished with feature wall, TV point, telephone point, coved ceiling, wall mounted lighting and twin wall mounted gas central heated radiators. Staircase leads to the second floor:

### **DINING KITCHEN 14'8" x 10'2" (4.47 x 3.10)**



A good sized dining kitchen set to the rear aspect with uPVC double glazed window and patio doors over looking the rear garden. Featuring a range of base and wall mounted units in Beech wood effect with roll edged laminate work surfaces, matching tiled splash backs and incorporating an acrylic sink unit with drainer and mixer tap. Integrated electric oven with four ring gas hob and extractor hood over, plumbing for an automatic washing machine and space for fridge freezer. The dining area which offers ample space for dining table and chairs, features wall mounted gas central heated radiator and patio doors lead out into the rear garden:

### **SECOND FLOOR LANDING**



Second floor landing having access to a loft hatch, doors leading to:

### **HOUSE BATHROOM 6'7" x 6'2" (2.01 x 1.88)**



Recently fitted, modern house bathroom which is slightly unfinished with uPVC window to the rear aspect, featuring a three piece bathroom suite in white with chrome effect fittings, consisting of: fitted bath with waterfall shower over and splash screen, hand wash pedestal basin and low level flush W/C. Finished with inset ceiling spotlighting, wall mounted heated towel rail and wood effect vinyl flooring:

### **BEDROOM ONE 12,1 x 8,5 (3.66m,0.30m x 2.44m,1.52m )**



Well appointed double bedroom with uPVC double glazed window to rear aspect, featuring coved ceiling, T.V point and wall mounted gas central heated radiator:

### **BEDROOM TWO 12'5" x 8'5" (3.78m x 2.57m)**



Good sized second bedroom with uPVC window to the front aspect, finished with coved ceiling and wall mounted gas central heating:

### **BEDROOM THREE 9'1" x 7'1" (2.77 x 2.16)**



Third bedroom with uPVC double glazed windows to the front aspect, finished with coved ceiling, inset ceiling spotlighting and wall mounted gas central heated radiator:

### **EXTERNALLY**



The property is situated within walking distance to the popular scenic canals of Huddersfield, enjoying off road parking to the front leading to an integral garage. Side door giving access to paved paths leading to the rear garden. To the rear is a well appointed paved patio garden with flower boarders, fenced and walled boundaries. Steps lead

to a raised rockery, an ideal space for entertaining in the summer months and offers a good ideal of privacy:

### **FURTHER PHOTOS**

A selection of further photos:

### **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.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2676-7210-2622-6081>

### **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.

### **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.

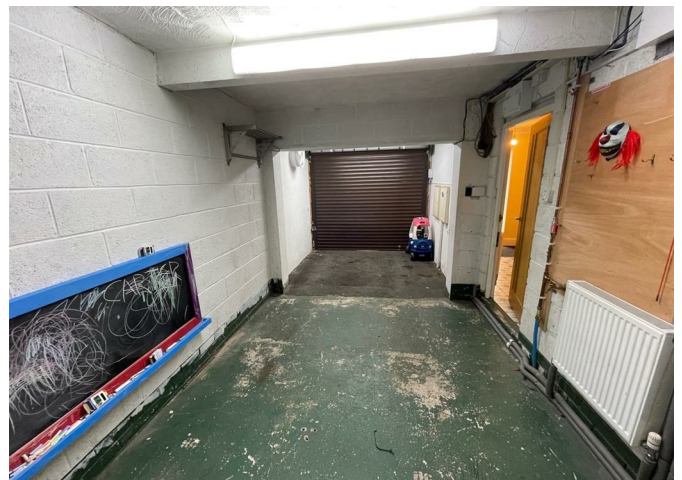
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### **BOUNDARIES AND OWNERSHIPS**

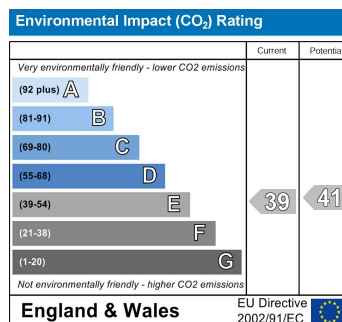
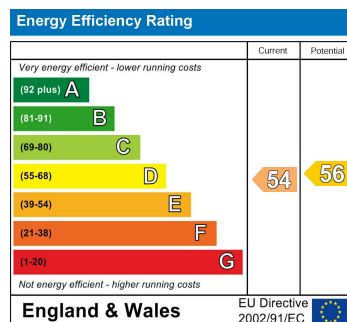
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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## Energy Efficiency Graph



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