



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 93a Moorside Road, Huddersfield, HD5 0LR

### Offers Over £239,950

"UNDEROFFER WITHIN A WEEK" "OFFERED FOR SALE" This stunning three bedroom detached property with deceptively spacious accommodation, boasting gardens and off road parking for multiple cars set to the rear, also offering en-suite bedroom and two reception rooms. Decorated to a neutral spec throughout and ready to move into condition. Boasting gas central heating and double glazing throughout and security alarm, this property is located in a semi-rural location of Kirkheaton with easy access to Upper Hopton. Briefly comprises of:- entrance hallway, separate cloak room, dining room, modern kitchen and a delightful lounge with bow bay window. To the first floor landing with access to a useful, partly boarded loft, three good sized bedrooms and modern house bathroom with the master offering en-suite. Externally: the property benefits from laid to lawn gardens to the front aspect, paths lead to the side and rear which offers a large patio and garden, you will find parking adjacent for three/four vehicles, flagged patio area and fenced/walled boundary. \*\*ATTENTION\*\* An early viewing is highly recommended to appreciate this beautifully finished property for any future buyer that ADM Residential has offered for sale. Contact the agent on 01484 644555! \*VIRTUAL VIEWING AVAILABLE\*

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)

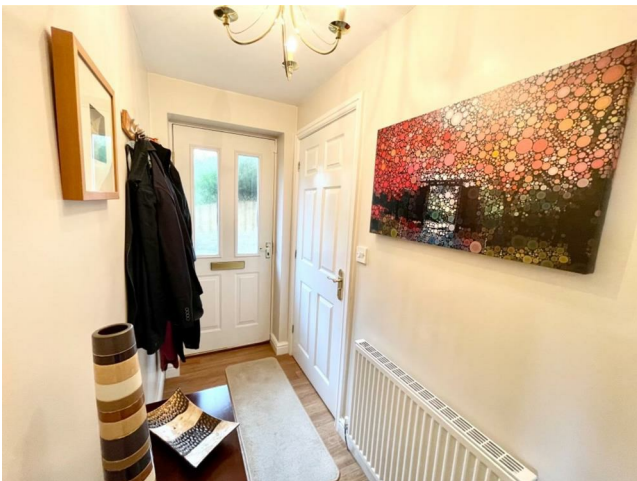


### ENTRANCE SIDE DOOR



A composite door leads to:

### HALLWAY



A well appointed reception hallway with access to a useful cloakroom/w.c. Featuring wall mounted security alarm, laminate wood effect flooring and wall mounted gas central heated radiator. Door leading to:

### SEPARATE CLOAKSROOM/W.C 5'1 x 3'3 (1.52m'0.30m x 0.91m'0.91m)



A charming Victorian style cloakroom with uPVC to the side elevation, featuring a two piece suite in white with chrome effect fittings, comprises of hand wash pedestal and low level flush w/c, finished with wall mounted gas central heated radiator and laminate wood effect flooring: (Please note: Housing for alarm system is located here.)

### LOUNGE WITH BAY WINDOW 16'4 x 11'1 (4.98m x 3.38m)



This is a spacious lounge with boxed bow uPVC bay window providing an abundance of natural light to the front aspect. Featuring a Limestone effect fire surround with inset coal effect gas fire, matching back and hearth. Finished with coved ceiling, T.v.point, Telephone point and wall mounted gas central heated radiator:

**DINING ROOM 19'5 x 8'7 (5.79m'1.52m x 2.44m'2.13m)**



A delightful, spacious dining room with uPVC french doors leading to the rear patio garden. Featuring coved ceiling, T.v point, wall mounted gas central heated radiator and finished with laminate wood effect flooring:

**KITCHEN 12'6 x 8'1 (3.66m'1.83m x 2.44m'0.30m)**



A modern fitted kitchen with uPVC window overlooking the rear aspect. Featuring a matching range of soft close base and wall mounted Shaker style units in beech wood effect, contrasting working surfaces, inset stainless steel sink unit with drainer and mixer tap. Integral four ring gas hob and electric oven with stainless steel extractor hood over. There is also an integral fridge freezer and dishwasher with plumbing for an automatic washer/dryer offering ample space for dining table and chairs. Finished with ceiling lighting, gas central heated radiator and laminate wood effect flooring. Door leading to:

**TO THE FIRST FLOOR LANDING:**



Staircase ascends to the first floor landing, giving access to all rooms and access to loft via hatch:

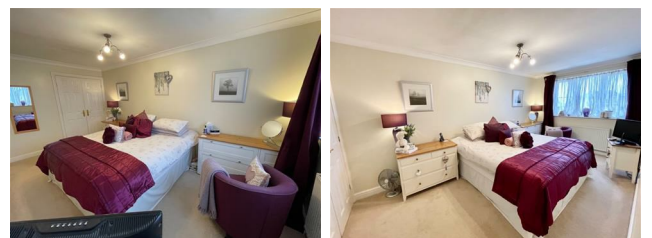
**ATTIC SPACE**

**HOUSE BATHROOM 8'1 x 7'2 (2.44m'0.30m x 2.13m'0.61m)**



A partly tiled, modern fitted house bathroom with Upvc opaque window to the side aspect, comprising a four piece white suite in white with chrome effect fittings, incorporating panel bath with shower attachment over, pedestal wash hand basin, low level flush w/c and a separate step in shower cubicle with mains fitted shower unit. Finished with ceiling fan, wall mounted gas central heated radiator and tiled flooring:

**MASTER BEDROOM WITH EN-SUITE 16'3 x 8'9 (4.95m x 2.67m)**



A very well appointed and tastefully decorated double bedroom with a Upvc window overlooking the rear aspect, featuring walk-in wardrobes with built in under stairs storage shelving. Finished with wall mounted gas central heating radiator and offering en-suite facilities:

### EN-SUITE 7'2 x 4'6 (2.18m x 1.37m)



A modern, partly tiled, three piece en-suite shower room with white with featured tiled inlays, chrome effect fittings and uPVC window to rear elevation. Comprises of:- step in shower unit with waterfall shower through mains, panelled bath with mixer tap and shower head, vanity sink unit with waterfall mixer tap and built in unit incorporating low level flush w/c. Finished with chrome heated towel rail, ceiling spotlighting, extractor and tiled flooring:

### GUEST BEDROOM TWO 11'1 x 9'3 (3.38m x 2.82m)



Second double bedroom with Upvc double glazed window overlooking the front aspect. Featuring fitted wardrobes to one wall, coved ceiling and wall mounted gas central heated radiator:

### BEDROOM THREE 7'6 x 7'2 (2.29m x 2.18m)



Good sized single bedroom with Upvc window to the front aspect. Finished with wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property offers a laid to lawned garden to the front aspect with flagged paths, mature shrub borders and fenced boundaries, access to the rear via a gate. To the rear, a paved path continues to the flagged patio area perfect for dining in the summer months, laid to lawn gardens, hedged borders and mature shrubs, stepping stones lead to the driveway and the shed. The driveway is accessed via Glebe Close with ample space to park four cars:

### Further Photos



Further photos

### Council Tax Bands

The council Tax Banding is "D"

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

### **EPC Link**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8439-3225-1000-0650-6292>

### **Tenure**

This property is ( FREE HOLD )

### **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.

### **ABOUT THE AREA**

About the area are as follows:

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

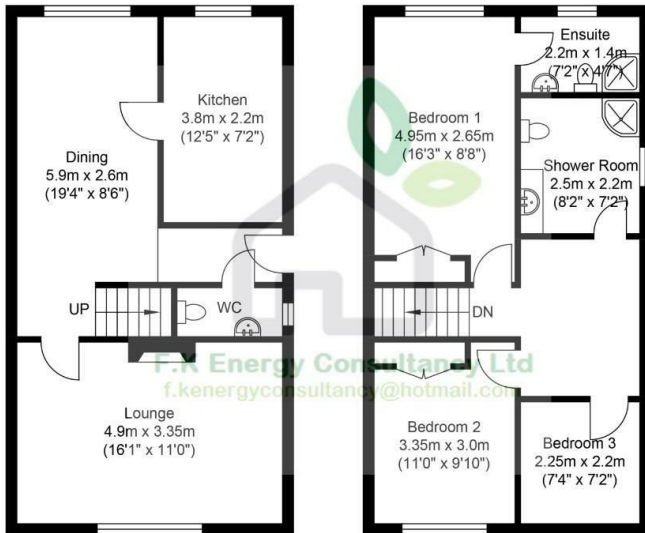
Local Schools: Kirkheaton Primary School, St. Joseph's Catholic Primary School 1.3 miles

### **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.

## Floor Plan



Ground Floor

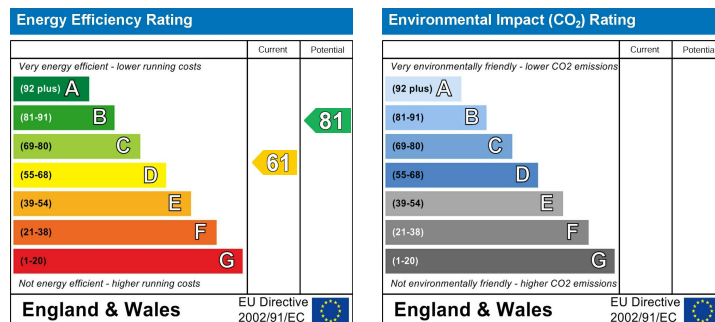
First Floor

93A Moorside Road, Huddersfield, HD5 0LR

Approx Gross Internal Floor Area of House 91.62 sq. m. (986.18 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## 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.

### 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.