



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 1 Yew Tree Lane, Huddersfield, HD4 5UY

Offers Over £145,000

**\*STUNNING END OF TERRACE PROPERTY FOR SALE\* \*THREE BEDROOMS\* \*NO ONWARD CHAIN\*** An opportunity has arisen to purchase this ready to move into three bedroom, beautifully decorated property which offers contemporary and modern features, boasting gas central heating and double glazing. Ideally positioned in a popular and convenient residential location of Cowlersley, near to all local amenities, bus routes, local schools and town centre being just a short distance away, the property briefly comprises of: Entrance hallway, spacious lounge and a separate well appointed dining kitchen with access to the private low maintenance decked/ Astro tufted garden. To the first floor landing, three well appointed bedrooms and modern fitted bathroom with a white modern suite. Externally there is on street parking to the front aspect, to the rear there is a corner plot decked patio garden which enjoys plenty of privacy and is southerly facing. This property is truly **\*NOT TO BE MISSED\*** to avoid disappointment please contact the agent to arrange your viewing! **\*VIRTUAL VIEWING AVAILABLE SOON\*** "Perfect FTBuyer Purchase Or An Investment.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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## ENTRANCE DOOR

UPVC entrance door:

## ENTRANCE HALLWAY



Entrance hallway with staircase leading to the first floor landing. Finished with wall mounted gas central heated radiator, Oak wood effect flooring and door leading to:

## LOUNGE 14'9 x 14'1 (4.50m x 4.29m)



A larger than average lounge with uPVC window overlooking the front aspect. Featuring wall mounted electric fire, wall mounted lighting, T.V point and telephone point. Finished with wall mounted gas heated radiator, Oak wood effect flooring and door leading to the dining kitchen:

## DINING KITCHEN 17'1 x 7'10 (5.21m x 2.39m)



Set to the rear of the property is the delightful dining kitchen with uPVC window over looking the garden, consisting of a modern fitted kitchen with base and wall mounted units in Beech wood

effect, laminated working surfaces and inset stainless steel sink unit with drainer and mixer tap. Gas cooker point with stainless steel extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. Finished with inset ceiling spotlights, wall mounted gas central heated radiator, Oak wood effect flooring and access to the cellar. UPVC door leads to the rear private garden:

## CELLAR 7'7 x 4'3 and 17'1 x 8'10 (2.31m x 1.30m and 5.21m x 2.69m)

Access to the cellar via descending steps, comprises of two rooms with a uPVC window to the front aspect, which could be converted into a great utility room / storage with wall mounted combi boiler and space a condenser dryer:

## TO THE FIRST FLOOR LANDING



To the first floor having access to all rooms and loft access via small hatch:

## MODERN BATHROOM



A modern house bathroom with uPVC opaque window to the rear aspect featuring chrome effect fittings, comprises of a three piece bathroom suite in white consisting of: panelled bath with mains

fitted waterfall shower over and splash screen, hand wash vanity unit which incorporates a low level flush w/c. Finished with inset ceiling led spotlights, wall mounted chrome heated towel rail and laminate effect flooring:

### **BEDROOM ONE 14'9" x 10'10 (4.50m x 3.30m)**



A superb sized double bedroom with uPVC window to the front aspect. Finished with coved and panelled ceiling, T.V point and wall mounted gas central heated radiator:

### **BEDROOM TWO 8'6 x 7'10 (2.59m x 2.39m)**



A second good sized double bedroom with uPVC window to the rear aspect, finished with coved ceiling and wall mounted gas central heated radiator:

### **BEDROOM THREE 7'10 x 6'11 (2.39m x 2.11m)**



A tastefully decorated third bedroom, used by the current owner as an office, with uPVC window to the front aspect. Finished with coved ceiling and wall mounted gas central heated radiator:

### **EXTERNALLY**



Externally the property offers a small frontage with on street parking, to the rear there is a low maintenance Astro turfed garden with decked area which is perfect for bistro dining in the summer months, path leads to gated access for right of access, finished with fenced boundary.

### **ABOUT THE AREA**

About the area are as follows:

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

FREE HOLD

Local schools are:

Linthwaite Ardron Junior and Infant School, Cowlersley Primary School, Wellhouse Junior and Infant School (Primary) Ofsted Linthwaite Clough J

I & Early Years Unit Colne Valley High School (Secondary)

Conveniently located approximately 2.5 miles from the M62 and 1.2 approximate 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.

### **Council Tax Bands**

The council Tax Banding is "A"

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/8100-7527-6490-2993-5202>

### **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.

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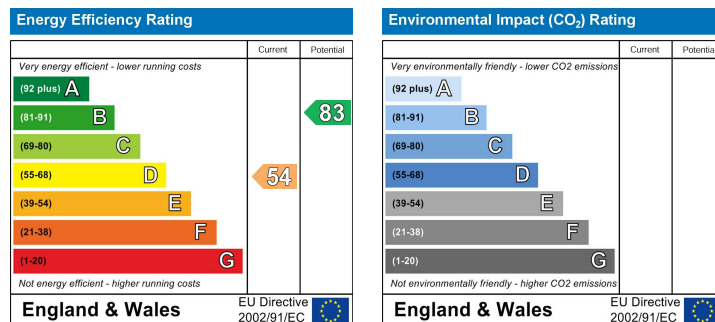
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### **FURTHER PHOTOS**

## Floor Plan



## Energy Efficiency Graph



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