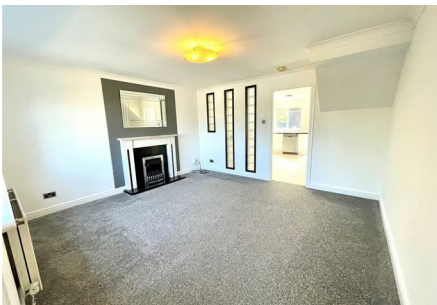




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 12 Yew Grove, Huddersfield, HD4 5XG

**Offers Over £219,995**

Offered for sale by ADM Residential is this three bedroom, linked detached property with double driveway leading to an integral garage and front and rear gardens. Offering easy access to the local communities of Cowlersley and in a perfect position for schools, country walks with great access to the M62 motorway networks. The property boasts, gas central heating and double glazing. This spacious accommodation is set over two floors and comprises of: Entrance door leads to a vestibule, lounge with featured glass, modern fitted dining/kitchen with access to a separate w/c and utility room, inner lobby with access to the garage and a staircase leading to further storage. To the first floor landing: three bedrooms and a house bathroom room. Externally offering gardens to the front aspect with driveway which provides ample off street parking for two vehicles leading onto the integral garage. To the rear is a large, well maintained woodland garden with patio and seating area. Ideally suitable for a variety of buyers this property must be viewed so as to avoid disappointment! Tel ADM Residential today! Tel 01484-644555 NOT TO BE MISSED AND CHAIN FREE!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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

Entrance uPVC door leads to:

## VESTIBULE



A vestibule with uPVC window to the front aspect, wall mounted gas central heating radiator and doors leading to:

## LOUNGE 13'6 x 13'6 (4.11m x 4.11m)



A spacious, newly decorated lounge with uPVC window to front aspect which provides an abundance of natural light. Featuring a modern fire surround with Onyx effect back and hearth, inset coal effect electric fire, T.V point, telephone point, coved ceiling and wall mounted gas central heating radiator, door leading to:

## DINING KITCHEN 14'7 x 11'7 (4.45m x 3.53m)



Well appointed, newly painted dining kitchen with

uPVC windows overlooking the rear aspect. Featuring a modern range of wall and base mounted soft close units in High Gloss White, contrasting laminated working surfaces with matching tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap, integrated electric oven and a four ring gas hob, plumbing for an automatic dishwasher, space for a fridge freezer and space for an under counter fridge. Finished with coved ceiling and wall mounted gas central heating radiator. UPVC door leading to the rear garden, there is access to the w/c and staircase leading to:

## W/C 5'4 x 3'1 (1.63m x 0.94m)



A newly decorated cloakroom/w.c with uPVC opaque window to the rear aspect, featuring chrome effect fittings, consisting of a two piece suite in white with chrome effect fittings, comprises of hand wash basin and low level flush w/c. Finished with wall mounted gas central heated radiator, tiled effect flooring:

## UTILITY ROOM/ SUN ROOM 9'8 x 6'9 (2.95m x 2.06m)



A useful addition to the property is this

sunroom/utility with uPVC windows to the rear and side aspect, featuring a matching base unit, laminated working surfaces and inset stainless steel sink unit. Finished with tiled flooring and door leads to:

### **INNER HALLWAY**

Inner hallway with staircase leading to the storage area and door leads to the garage:

### **STORAGE AREA 9'5 x 7'11 (2.87m x 2.41m)**



Staircase leads to this useful storage area with wall mounted gas central heated radiator, access to further under eaves storage:

### **GARAGE**

Garage with up and over doors power and light:

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



Staircase leading to the first floor landing with UPVC window to the side aspect, doors leading to:

### **BEDROOM ONE 13'5 x 9'7 (4.09m x 2.92m)**



Tastefully appointed double bedroom with uPVC windows to the rear aspect and views over looking the rear garden. Featuring T.V point and wall mounted gas central heating radiator:

### **BEDROOM TWO 11'6 x 7'1 (3.51m x 2.16m)**



A second bedroom with uPVC window overlooking the front aspect and onward views, finished with gas central heating radiator:

### **BEDROOM THREE 7'10 x 6'3 (2.39m x 1.91m)**



A third bedroom with uPVC window overlooking the front aspect and onward views, finished with gas central heating radiator and laminated flooring:

### **HOUSE BATHROOM 8'3 x 5'9 (2.51m x 1.75m)**



Fully tiled, house bathroom with uPVC opaque

window to the rear aspect, consisting of a four piece bathroom suite in white comprising of: step in shower cubicle, hand wash basin and a low level flush w/c. Finished with wall mounted chrome heated towel rail and finished with tiled flooring:

## EXTERNALLY



The property boasts double driveway to the front aspect providing off road parking for three cars and low maintenance aspect. To the rear a paved path leads onto the decked area and laid to lawn garden with stone wall boundaries and mature hedges and trees. There is a further seating area, housed for a gazebo which has a hot tub and shed (please note: to negotiate further on acceptance of any offers) This relaxing, private environment is ideal for the entertaining in the evenings during the summer months:

## FURTHER INFORMATION



Please note the property is set back from the main flow of traffic on Yew Grove:

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2528-3065-7213-5433-0920>

## Council Tax Bands

The council Tax Banding is "C"

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

## Tenure

This property is FREEHOLD

## 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.

## 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

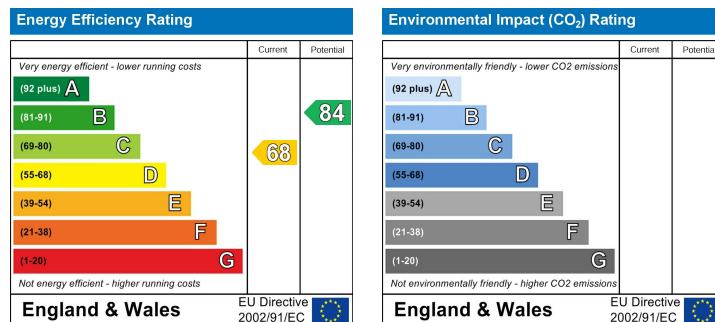
should make their own enquiries before proceeding to exchange of contracts.

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## Floor Plan

### Energy Efficiency Graph



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