



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 62 Blackhouse Road, HD2 1AR

**Price Guide £85,000**

**\*OFFERED FOR SALE WITH ADM RESIDENTIAL\* \*ATTENTION FIRST TIME BUYERS OF PROPERTY INVESTORS\*** This stone built, two bedroom, front facing back to back terrace property. Situated in this sought after residential area of Huddersfield, being located close to well regarded schools, shops, commuter routes and other local amenities. The property benefits from gas central heating and double glazing throughout with accommodation briefly comprising of: Entrance hall, open plan lounge with kitchen area and access to a useful cellar. To the first floor landing: two good size bedrooms and modern house bathroom. Externally the property offers a flagged patio area to the front aspect with on street parking. Call ADM Residential today on 01484 644555 to arrange your viewing appointment today! **\*VIEWING BY APPOINTMENT ONLY\***  
**\*TENANT CURRENTLY IN SITU\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



## ENTRANCE DOOR

UPVC entrance door leading to:

## ENTRANCE HALL



Entrance hall with staircase leading to the first floor landing, wall mounted gas central heated radiator and door leading to:

## LOUNGE/KITCHEN AREA 17'5 x 14'9 (5.31m x 4.50m)



A good sized, open plan lounge and kitchen area with uPVC double glazed window to the front aspect. Featuring T.V point, telephone point and wall mounted gas central heating radiator:

## KITCHEN AREA 17'5 x 4'2 (5.31m x 1.27m)



A modern kitchen featuring a range of matching base and wall mounted units in Beech wood effect with laminate roll edged working surfaces, tiled

splash backs and inset stainless steel sink unit with drainer and mixer tap. Internal electric oven and four ring electric hob with stainless steel extractor hood over. Plumbing for automatic washing machine and space for fridge freezer. Finished with wood effect vinyl flooring and door leading to:

## CELLAR

Useful cellar:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with storage cupboards and access to a useful loft hatch, doors leading to:

## BATHROOM 8'2 x 4'7 (2.49m x 1.40m)



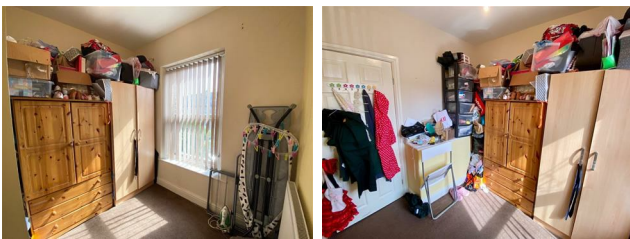
A partly tiled house bathroom featuring a modern three piece suite in white and chrome effect fittings. Comprising of: panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

### BEDROOM ONE 11'2 x 9'9 (3.40m x 2.97m)



Good sized double bedroom with uPVC window overlooking the front aspect. Finished with wall mounted gas central heating radiator:

### BEDROOM TWO 8'2 x 8' (2.49m x 2.44m)



Second good sized bedroom with uPVC window to the front aspect and finished with gas central heating radiator:

### EXTERNALLY



Externally the property benefits from a flagged patio area to the front with wall and fence boundaries. On street parking available:

### 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: Bridgewater School, Ashbrow School, North Huddersfield Trust Schhol, Birkby Junior School, The Mount School

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/8260-6927-5880-7377-6202>

### Council Tax Bands

The council Tax Banding is "A"

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

### Tenure

This property is Leasehold:

Lease Start Date - 05/12/1899

Lease End Date - 01/01/2899

Lease Term 999 Years From 1 January 1900

Lease Term Remaining 875 years

### 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.

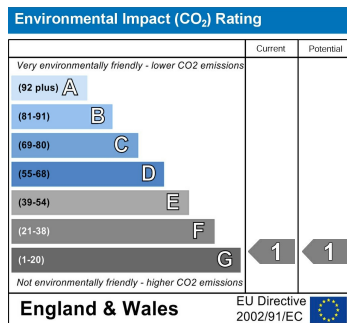
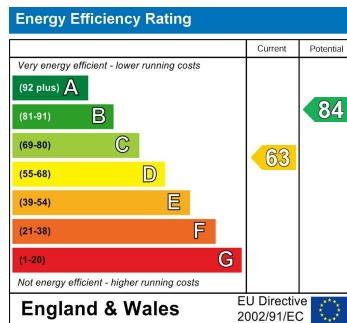
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### Energy Efficiency Graph



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