ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

908 Manchester Road, Huddersfield, HD7 5QS

Offers Over £90,000

Attention F.T.Buyers ADM Residential are delighted to offer *For Sale* this charming, stone built property/over dwelling with a patio garden to the front aspect. This extremely well appointed property offers spacious rooms ideally suited for the F.T Buyer or an investment purchase. Situated in Linthwaite with close proximity to all local amenities, bus routes, schools, good rail links to Leeds/Manchester and countryside walks. Boasting gas central heating and double glazing throughout, this accommodation briefly comprises of: Entrance door leading to the hallway, spacious lounge and a delightful breakfast galley kitchen which is set to the rear aspect. There is also access to a useful cellar. To the first floor landing, there are two double bedrooms and modern, fully tiled shower room offering a three piece suite in white. Externally there is a patio area with stone wall boundaries and on street parking adjacent. Viewings are strongly advised to appreciate size and potential of the property on offer. Telephone ADM Residential on 01484 644555 to arrange. *NOT TO BE MISSED!* *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

ENTRANCE DOOR
A UPVC entrance door leading to:

HALLWAY
Entrance hallway with staircase rising to first floor landing and door leading to:

LOUNGE 16'8 x 17'5 (5.08m x 5.31m)

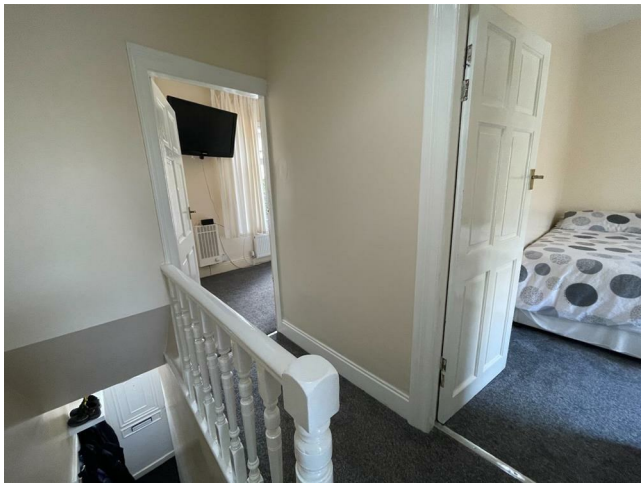
A tastefully appointed, well sized lounge with uPVC window to the front aspect overlooking the garden. Featuring high ceilings, modern fire surround with marble effect back and hearth, inset coal effect living flame gas fire, T.V. Point, Telephone point, wall mounted lighting to both alcoves and dado rail. Finished with wall mounted gas central heating radiator and door leading to:

BREAKFAST KITCHEN 19'6 x 17'2 (5.94m x 5.23m)

A galley breakfast kitchen with uPVC twin aspect windows overlooking the rear elevation. Consisting of a matching range of base and wall mounted units in Grey with chrome effect fittings and contrasting laminate working surfaces. Incorporating an inset stainless steel sink unit, drainer and mixer tap with matching tiled splash backs. Integral electric oven and four ring electric hob with pull out extractor hood over, plumbing for automatic washing machine, space for tumble dryer, fridge freezer and dishwasher. Finished with breakfast bar, laminate effect vinyl flooring and wall mounted gas central heating double radiator:

CELLAR
Access to a useful cellar via staircase which leads into two storage room and door leading to outdoor passage:

TO THE FIRST FLOOR LANDING



Staircase leading to first floor landing, access to a loft via hatch and doors leading to:

HOUSE BATHROOM 8'6 x 8'6 (2.59m x 2.59m)

Fully tiled, three piece bathroom suite in white with uPVC frosted window to the rear elevation with chrome effect fittings and feature mosaic tiled wall. Comprises of: double shower unit with ceramic tray and mains fitted shower, hand wash basin and low level flush W/C. Finished with wall mounted heated towel rail, extractor fan and tiled flooring:

BEDROOM ONE 12'8 x 12'8 (3.86m x 3.86m)

A spacious double bedroom with uPVC twin aspect windows to the front elevation. Featuring fitted wardrobes to one wall with mirrored sliding doors, T.V point and finished with wall mounted gas central heated radiator:

BEDROOM TWO 13'2 x 8'1 (4.01m x 2.46m)

A second double bedroom with uPVC window overlooking views to the rear aspect. Finished with wall mounted gas central heated radiator:

EXTERNALLY

Externally the property boasts hard standing garden to the front aspect with stone walled boundaries and on street parking:

FURTHER INFORMATION

Boiler is approximately 18 months old.

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 (further information TBA.)

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: Colne Valley Specialist Arts College, Linthwaite Clough Junior Infant and Early Years Unit, Nields Junior Infant and Nursery School, Wellhouse Junior and Infant School, Golcar Junior Infant and Nursery School, Newsome High School and Sports College.

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 Or 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.

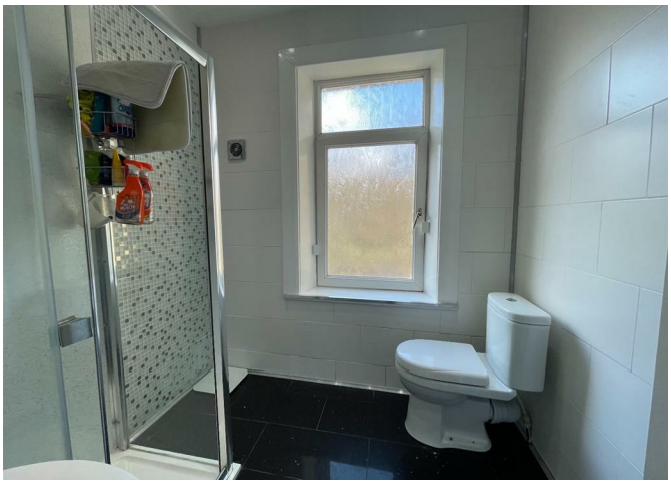
DISCLAIMER

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,

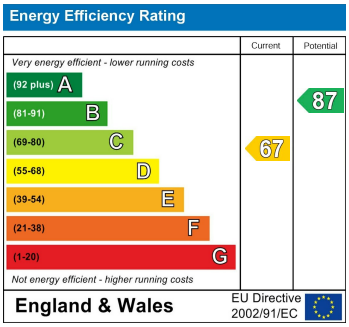
but must satisfy themselves by inspection or otherwise as to their accuracy.
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the
property.

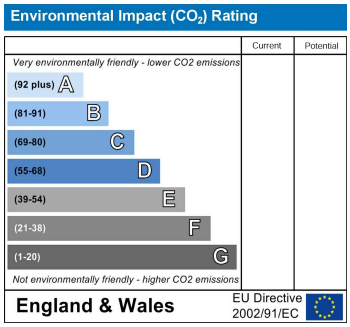
BOUNDARIES AND OWNERSHIPS

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.



Energy Efficiency Graph





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