



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 38 Bath Street, Huddersfield, HD1 5BQ

**£89,995**

**\*RIPE FOR RENOVATION\* \*HIGHLY SOUGHT AFTER LOCATION JUST ON THE EDGE OF TOWN CENTRE\* \*WELL PLACED FOR ALL AMENITIES THE TRAIN STATION AND UNIVERSITY\*** Ideally positioned with **\*OFF ROAD PARKING\*** is this one bedroom, top floor flat being close to local shops and restaurants with Huddersfield Train Station a short walk away. The property boasts gas central heating and double glazing with secondary glazing in place, accommodation briefly comprising of:- entrance door gives access to the staircase leading to the top floor hallway providing access to the lounge and kitchen with views overlooking the rear aspect, a good sized double bedroom and a wet room. Externally the property offers a small frontage with access to communal parking space to the rear. Internal viewing is highly recommended to appreciate all this property has on offer! Call our office today and speak with a member of our team on 01484 644555! **\*NO ONWARD CHAIN\* \*VIRTUAL VIEWING AVAILABLE SOON\***

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 DOOR

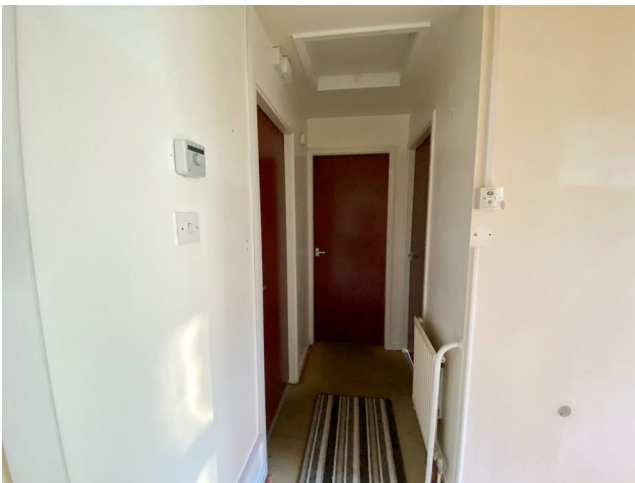
UPVC entrance uPVC door leads to:

## VESTIBULE



Vestibule with uPVC window to the front aspect and staircase rising to the first floor:

## HALLWAY



Hallway offers a wall mounted thermostat and access to the loft via hatch. Finished with wall mounted gas central heated radiator and doors leading to:

## LOUNGE 14'7 x 9'2 (4.45m x 2.79m)



A spacious lounge with uPVC windows with

secondary glazing to the front and rear aspects. Featuring T.V point, telephone point and door leading to:

## KITCHEN 9'7 x 9'2 (2.92m x 2.79m)



Kitchen with uPVC window with secondary glazing overlooking the front aspect, featuring a matching range of base and wall mounted unites in Cream with wood trim, inset stainless steel sink unit with drainer and hot and cold taps, complimentary working surfaces with contrasting tiled splash backs. Gas cooker point with pull out extractor vent over, wall mounted combi-boiler, plumbing for an automatic washing machine and space for a fridge freezer. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

## BEDROOM 16'1 x 9'9 (4.90m x 2.97m)



A good sized, double bedroom with twin aspect uPVC windows with secondary glazing. Featuring fitted wardrobes to one wall with matching bedside units, display units and over heard storage. Finished with wall mounted gas central heated radiator:

## SHOWER ROOM 6'0 x 4'5 (1.83m x 1.35m)



A partly tiled wet room with uPVC double glazed opaque window with secondary glazing to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, consisting of: disabled shower unit with chair and Mira electric shower unit, hand wash pedestal basin with mixer tap and tiled splash backs and a low level flush w/c. Finished with wall mounted extractor fan and gas central heated radiator:

## EXTERNALLY



Externally the property offers a small frontage with steps leading to the front door. To the rear there is communal parking:

## PROBATE

Please note: probate began in December 2023, it could take up to 16+ weeks.

## 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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

## 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 - to be confirmed with Vendor.

## EPC LINK

ON ORDER.

## 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.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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