



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 30 Crowther Close, Huddersfield, HD7 5DF

**Best And Final Offers £190,000**

**\*SOLD\* PLEASE BOOK A PLACE WITH THE AGENT\* "BEST AND FINAL OFFERS" "PRIME LOCATION SLAITHWAITE" "A PERFECT FAMILY PURCHASE" "ADD YOUR OWN STAMP ON THIS PROPERTY" "SOUGHT AFTER LOCATION"** A perfect family starter home/F.T. Buyers purchase for anyone looking to make their own stamp in the prime location of Slaithwaite, Huddersfield with great commuter links and schools, ideally positioned within this very popular residential location, with local walks, situated close to an array of local shops and well regarded schools. Boasting gas central heating and double glazing throughout, this accommodation briefly comprises of:- entrance uPVC door, hallway leads to lounge and dining kitchen with access to a conservatory. To the first floor landing, there are three bedrooms and a fully tiled house bathroom, there is also access to a loft via pull down ladders. Externally there is a low maintenance garden to the front, side and rear of the property offering a rockery area, paved paths and an enclosed, paved garden with off road parking set to the rear aspect. Tel ADM Residential on 01484 644555 for further details or to arrange a viewing today! **\*NOT TO BE OVERLOOKED\* CHAIN FREE!**

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 door leads to:

## HALLWAY



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

## LOUNGE 15'4 x 12'7 (4.67m x 3.84m)



Spacious lounge with uPVC Butterfly bay window overlooking the front aspect. Featuring a modern fire surround with marble effect back and hearth and inset coal effect gas fire. Finished with coved ceiling, wall mounted lighting and wall mounted gas central heated radiator. French doors lead to:

## DINING KITCHEN 12'6 x 7'6 (3.81m x 2.29m)



Dining kitchen with uPVC window overlooking the rear garden and door leading to the side aspect. Featuring a matching range of base and wall mounted units in Oak wood effect with chrome effect fittings, contrasting roll edged laminate working surfaces and complimentary tiled splash back. Incorporating a stainless steel sink unit with drainer and mixer tap, electric cooker point with four ring gas hob and stainless steel extractor hood over. Plumbing for an automatic washing machine, space for tumble dryer and fridge freezer. Finished

with wall mounted gas central heated radiator, vinyl effect flooring and sliding doors lead to:

## CONSERVATORY 11'10 x 10'1 (3.61m x 3.07m)

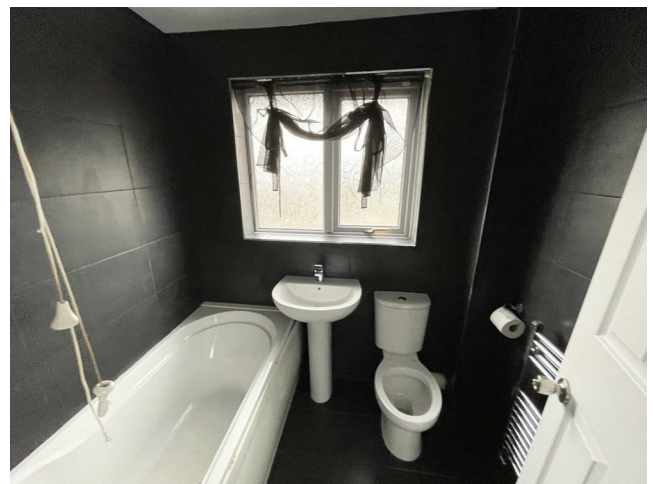
Conservatory is set to the rear aspect, finished with ceiling fan and patio doors leading to the rear garden:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC window to the side elevation and access to loft via pull down ladder. Doors leading to:

## HOUSE BATHROOM 7'0 x 7'1 (2.13m x 2.16m)



Fully tiled, house bathroom with uPVC opaque window to the rear aspect featuring chrome effect fittings. Comprising of a three piece suite in white, consisting of panelled bath with electric shower over, hand wash pedestal basin and low level flush

w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:

### **BEDROOM ONE 15'3" x 8'0" (4.65m x 2.44m)**



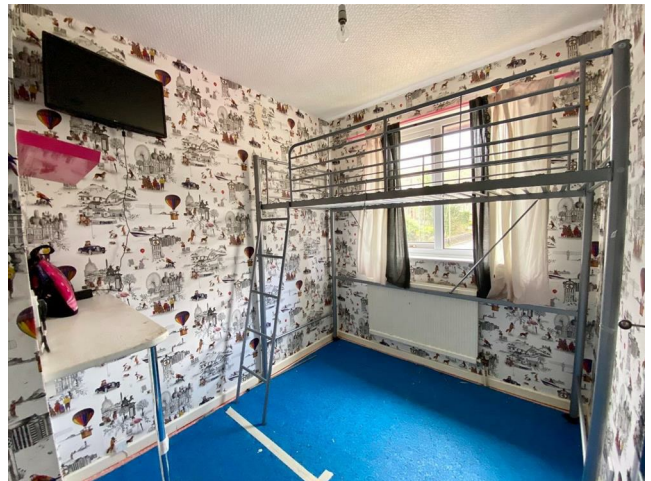
Double bedroom with uPVC window to the front aspect. Featuring fitted wardrobes, overhead storage and built-in display units to one wall with matching bedside cabinets. Finished with Telephone point, ceiling fan and wall mounted gas central heated radiator:

### **BEDROOM TWO 10'8 x 10'7 (3.25m x 3.23m)**



Second double bedroom with uPVC window to the front aspect, finished with wall mounted gas central heated radiator:

### **BEDROOM THREE 12'7 x 5'9 (3.84m x 1.75m)**



Third bedroom set to the rear front aspect, finished with wall mounted gas central heated radiator:

### **EXTERNALLY**



Externally the property boasts low maintenance, pebbled rockery area to the front aspect with paved path leading to the side gate. To the rear is an enclosed, paved garden with stone wall and fenced boundaries - an ideal space for outdoor entertaining during the summer months.

### **SEPARATE OFF ROAD PARKING AREA**

On street parking with a separate piece of land approximately the size of a vehicle which provides off road parking to the rear aspect.

### **Tenure**

This property is Freehold.

### **Council Tax Bands**

The council Tax Banding is "C"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **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: Slaithwaite Junior & Infant School, Wellhouse Junior & Infant School, Wilberlee Junior & Infant School, Colne Valley High 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 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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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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