ADM ESTATE AGENTS

RESIDENTIAL

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41 George Street, Huddersfield, HD3 4JA

Offers Over £125,000

RECENTLY UPGRADED AND WELL PRESENTED THROUGHOUT **OFFERS OVER** Is this *THREE* bedroomed, stone built terraced property located in the popular residential area of Milnsbridge village in Huddersfield. Conveniently situated close to all local village amenities, bus routes and well regarded schools within walking distance to the Milnsbridge canals and easy access to the M62 motorway network. The property has been attentively updated by the current owners throughout, boasting gas central heating and double glazing with the accommodation briefly comprising of: Entrance hall, spacious lounge, newly fitted kitchen with access to a useful under stairs storage room and a rear porch/utility area with access to the garden. To the first floor landing: a newly fitted house bathroom and three good sized bedrooms. Externally there is on street permit parking to the front with a private, low maintenance flagged patio garden at the rear. Viewing is highly recommended to appreciate the accommodation has to offer! Telephone ADM Residential on 01484 644555 to book your viewing today! *VIRTUAL VIEWING AVAILABLE SOON*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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The Property Ombudsman

ENTRANCE DOOR
UPVC entrance door leads to:

ENTRANCE HALL
Entrance hall with staircase leading to the first floor landing. Featuring original cornice, finished with wall mounted gas central heated radiator and tiled effect flooring. Door leading to:

LOUNGE
Neutrally decorated, spacious lounge with uPVC double glazed window to the front aspect allowing an abundance of natural light to fill the room. Featuring a modern wood fire surround with inset living flame gas fire, marble effect back and hearth. Finished with twin aspect wall mounted lighting and wall mounted double panelled gas central heated radiator. Door leading to:

KITCHEN
Recently updated, well appointed kitchen which is set to the rear of the property with uPVC double glazed window overlooking the rear garden as well as a uPVC door leading to the rear porch/utility area. Featuring a matching range of base and wall mounted units in duck egg blue effect with contrasting roll edged laminate working surfaces and complimentary tiled splash backs. Incorporating stainless steel 1 and a 1/2 bowl sink unit with drainer and mixer tap, integrated electric oven with four ring gas hob and pull out extractor hood over. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to:

UNDER STAIRS STORAGE ROOM
Useful under stairs storage room with uPVC opaque window to the rear aspect and wall mounted Ideal combi-boiler:

REAR PORCH/UTILITY AREA
UPVC rear porch with windows to the rear and side aspect as well as a uPVC door providing access to the rear garden. Used by the current owners as a utility area, the space offers plumbing for an automatic washing machine and space for a condenser dryer. Finished with wood effect vinyl flooring:

TO THE FIRST FLOOR LANDING
Staircase rises to the first floor landing with doors leading to all rooms:

SHOWER ROOM
A fully tiled, newly fitted shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with waterfall mixer tap and mains fitted waterfall shower over cubicle and glass splash screen, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted chrome heated towel rail and wood effect vinyl flooring:

BEDROOM ONE
Neutrally decorated, good sized double bedroom with uPVC double glazed window overlooking the front aspect. Featuring an ornamental feature fireplace and finished with wall mounted double panelled gas central heated radiator:

BEDROOM TWO
Second double bedroom with uPVC double glazed window overlooking the rear garden, finished with wall mounted gas central heated radiator:

BEDROOM THREE
Third bedroom with uPVC double glazed window to the front aspect, featuring bulk head storage and finished with wall mounted gas central heated radiator:

EXTERNALLY
Externally the property offers on street permit parking to the front and a private, flagged patio garden to the rear. Finished with outdoor tap and fenced boundaries:

EPC LINK
ON ORDER.

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.

ABOUT THE AREA

The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct carries the trans-Pennine Huddersfield Rail way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowlersley to Golcar, Longwood and Paddock.
The main primary school in Milnsbridge is Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley.

Before we reach Milnsbridge on our Colne Valley Walk the canal makes an S bend as it crosses a restored aqueduct leaping over the River Colne. Here, below us, the river tumbles over a semi-circular weir you can see it if you look down through the trees. A few more locks lower the canal still more, before it passes under the main road leading into Milnsbridge.
Colne Valley Walk presents itself at Milnsbridge, you could catch a bus on Manchester Road to take you back to your start point. Walking from Marsden and Slaithwaite, leave the towpath before it passes under the main road.
Milnsbridge has shops, cafes and pubs to take your mind off the walking for a while. Leave the towpath and walk down the main road into the village.

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

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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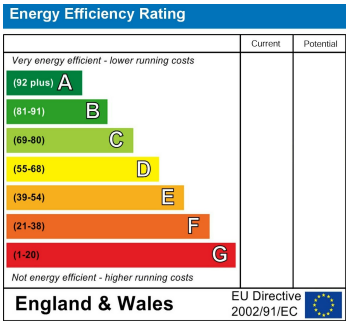
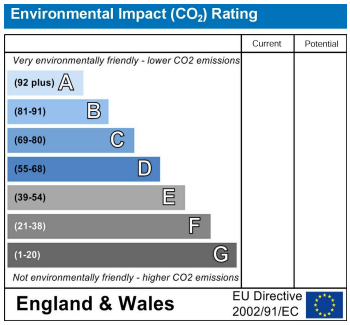
Energy Efficiency Graph





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