



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 27 Highfield Mount, Dewsbury, WF12 0QU

**Price Guide £219,995**

Standing within extensive well kept gardens is this impressive, extended three bedroom semi detached property, offering good sized family accommodation and ample off road parking with allotment set to the rear aspect perfect for any keen gardener. Located close to all local amenities and bus routes, having much to offer. Boasting gas central heating and double glazing, accommodation in brief comprises of: entrance door leading to a reception hallway, well appointed 20ft lounge which opens onto a dining area having patio doors leading to the rear, archway leads to a well kept, modern fitted breakfast kitchen with under floor heating. To the first floor landing there are three bedrooms and a large house bathroom, ladder access to full loft storage area. Externally a large driveway leads to a double detached garage/workshop with electric door. Very well maintained gardens to front and rear with lawned areas, decked patios, vegetable and fruit patches, well established stocked fishpond with stream, flower borders and views. This property must be viewed to fully appreciated whats on offer. Call our office today on 01484 644555 to speak with a member of our team!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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## ENTRANCE DOOR



Entrance uPVC door, leads to:

## RECEPTION HALLWAY



A reception hallway with opaque Upvc window, a staircase providing access to the first floor landing. Finished with coved ceiling and wall mounted gas central heated radiator, doors leading to:

## LOUNGE 19`1 x 10`8 (5.79m`0.30m x 3.05m`2.44m)



A charming, larger than average lounge which is

situated to the front aspect of the property. Featuring a delightful bay window which provides an abundance of natural light, coving to ceiling, modern fire surround with an inset electric fire, T.V. point, Telephone point and wall mounted gas central heated radiator, opens onto:

## DINING AREA 10`5 x 9`3 (3.05m`1.52m x 2.74m`0.91m)



Positioned to the rear of the property is the charming dining room with Upvc patio doors providing access onto the rear garden. Featuring coved ceiling, wall lighting and a wall mounted gas central heated radiator, Upvc patio doors leading to the decked patio, archway leads to:

## BREAKFAST KITCHEN 19`8 7`8 (5.79m`2.44m 2.13m`2.44m )



A modern fitted breakfast kitchen with a Upvc double glazed window over looking the rear aspect. Featuring a matching range of base and wall mounted units in white Matt finish with display units and satin chrome effect fixings, contrasting roll edged laminated working surfaces and matching tiled splash backs. Inset resin scratch resistant acrylic sink unit with drainer and mixer tap. Integral electric double oven, four ring gas hob with a extractor hood over with matching splash back. Space for a fridge freezer, plumbing for an automatic washing machine and finished with coved ceiling and tiled flooring with underfloor heating. Upvc door leads to the side aspect:

## TO THE FIRST FLOOR LANDING



To the first floor landing there is a double glazed Upvc window to the side elevation, coving to ceiling, built-in storage cupboards, access to a loft hatch providing useful storage and doors leading to:

### LOFT HATCH

A loft hatch access via pull down ladder, partly boarded (offers a large space that would make two bedrooms subject to relevant planning)

## HOUSE BATHROOM 15`4 x 6`7 (4.57m`1.22m x 1.83m`2.13m)



A fully fitted, partly tiled house bathroom with Upvc opaque window to the rear aspect. Comprises of a Victorian style four piece bathroom suite in champagne with gold effect fittings, consisting of:- panelled corner bath with shower attachment over, hand wash pedestal sink unit and a low level flush w/c, separate step in double shower cubical with electric shower unit. Finished with coved ceiling, wall mounted double panelled radiator and tiled effect vinyl flooring:

## BEDROOM ONE 20`4 x 8`8 (6.20m x 2.44m`2.44m)



A beautifully appointed, generously sized double bedroom with Upvc windows to the rear aspect over looking the garden. Featuring treble fitted wardrobes to one wall with display units and a dresser, T.V point, coved ceiling, ceiling fan and wall mounted gas central heated radiator:

## BEDROOM TWO 13`7 x 11`4 (3.96m`2.13m x 3.35m`1.22m )



A second double bedroom with a featured boxed bay Upvc double glazed window to the front aspect, internet access point and wall mounted gas central heated radiator:

## BEDROOM THREE 8`2 x 6`8 (2.44m`0.61m x 1.83m`2.44m)



A third bedroom with Upvc double glazed window

to the front aspect, bulk head storage, coved ceiling and a wall mounted gas central heated radiator:

## EXTERNALLY

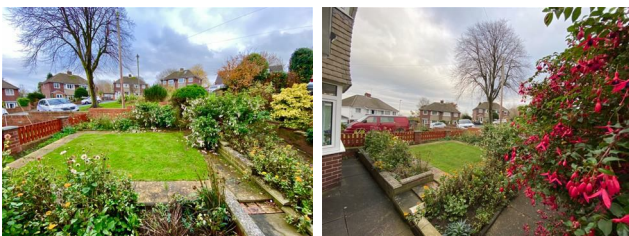


The property benefits from southerly facing well kept lawned gardens to front with flower borders and a mature hedge. To the side elevation a hard standing driveway which offers ample off road parking, leading to a detached garage/workshop/underneath storage with electric door which could be converted into a granny annex with relevant planning. To the rear of the property, offers a keen gardener a chance to own dream allotment. The garden offers large lawned area, paved paths, flagged and decked patio areas, a charming large built fishpond with further seating area. Flagged paths take you on a journey through this larger than average garden to a vegetable patch/green house/ storage shed. A perfect space for the keen gardener.

## DETACHED WORKSHOP/GARAGE

A detached garage/workshop with windows to the rear and side elevations, electric remote door, ample space for a car, useful underneath storage space and door leads to the rear:

## Further Information



The property is set well back from the road with easy to maintain garden area to the front, paved areas, flower beds, driveway to the side providing ample parking and leading to large garage with

adjacent useful garden shed with water and power laid on. Good sized rear lawned garden with greenhouse with electric and water laid on. Please Note

The property is free hold

## Further Photos



Please see extra photos :

## 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.

## Council Tax Bands

The council Tax Banding is "C"

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

## 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.

**Tenure**

This property is FREEHOLD



### 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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