



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 167 Radcliffe Road, Huddersfield, HD3 4LL

**Offers Over £85,000**

"GUIDE PRICES £85,000k TO £95,000k" ADM Residential are pleased to offer **\*FOR SALE\* \*\*OFFERED WITH VACANT POSSESSION\*\*** A good sized, three bedroom property which is situated on a private no through road, making it an ideal purchase for a first time buyer looking to renovate or investor. The property is conveniently located close to shops, schools and local amenities. The property requires full renovation works and modernisation throughout with accommodation briefly comprising of:- entrance hallway, spacious lounge with Bay window, dining kitchen with separate pantry and access to the porch through to the rear garden. To the first floor landing is access to a loft, three good sized bedrooms and a house bathroom with separate w/c. Externally there is a garden to the front and rear with on street available. With **\*NO ONWARD CHAIN\*** this property is **\*PERFECT FOR DIY ENTHUSIASTS\*** An internal viewing is highly recommended to appreciate the potential that this accommodation has to offer! Call us to arrange your viewing appointment on 01484 644555 **\*VIRTUAL VIEWING AVAILABLE\***

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

Entrance wooden door leads to:

## ENTRANCE VESTIBULE



Entrance vestibule with staircase leading to the first floor landing and door leading to:

## LOUNGE 14'3 x 12'2 (4.34m x 3.71m)



Spacious lounge with wooden bay windows set to the front aspect of the property. Featuring tiled fireplace, tiled back and hearth with inset gas fire finished with original floorboards and door leading to:

## DINING KITCHEN 11'7 x 9'2 (3.53m x 2.79m)



Dining kitchen is set to the rear of the property with wooden windows overlooking the porch. Featuring a matching range of base and wall mounted units in Wood with brass effect fittings, wood effect laminate working surfaces, inset stainless steel sink unit with drainer and twin taps,

plumbing for a washing machine and wall mounted gas fire to chimney breast. Finished with original floorboards, door leading to a useful pantry/utility area with access to the porch:

## SEPARATE STORAGE/UTILITY



Useful pantry/utility area with wooden window to the rear aspect, finished with original wood flooring:

## REAR PORCH 11'8 x 9'2 (3.56m x 2.79m)



To the rear is a porch with wooden windows and door leading to garden:

### STAIRCASE TO THE FIRST FLOOR



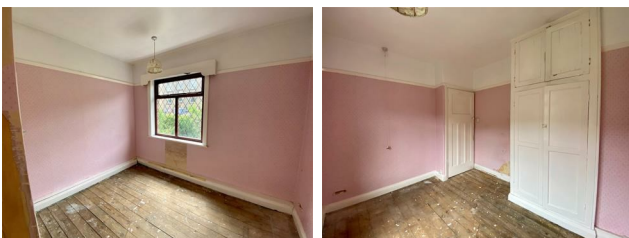
Staircase rises to the first floor landing with access to a loft and doors leading to all rooms:

### BEDROOM ONE 12'2 x 12 (3.71m x 3.66m)



Main bedroom is situated to the front aspect of the property with wooden windows. Finished with original wood floorboards, feature fireplace with rustic tiled surround and hearth:

### BEDROOM TWO 10'1 x 9'9 (3.07m x 2.97m)



A second double bedroom with wooden windows overlooking the rear garden with ceiling point, featuring built in storage cupboard which houses a water tank and finished with original wood floorboards:

### BEDROOM THREE 11'8 x 7'6 (3.56m x 2.29m)



Bedroom three is set to the front of the property with wooden window, featuring useful built in storage cupboard over the bulk head and finished with original wood floorboards:

### BATHROOM 6'2 x 5 (1.88m x 1.52m)



A fully tiled, coloured bathroom suite with chrome effect fittings and wooden window overlooking the rear aspect. Comprising of: panelled bath and hand wash pedestal basin. Finished with wooden original floorboards:

### W/C 6'2 x 5'6 (1.88m x 1.68m)



A fully tiled separate W.C with wooden window overlooking the rear aspect. Featuring low level flush w/c and finished with original wood floorboards:

### EXTERNALLY



Externally the property boasts garden to the front aspect with mature shrubs and bushes and off road parking for one car. The rear garden can be accessed via a passage way between the house, there is also a back lane giving access over the properties:

### Tenure

This property is Freehold according to information provided by Vendor.

### Council Tax Bands

The council Tax Banding is "A"

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

### About The Area GOLCAR

Local schools in the Milnsbridge area are as follows:

Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

### 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. 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.

## FURTHER PHOTOS

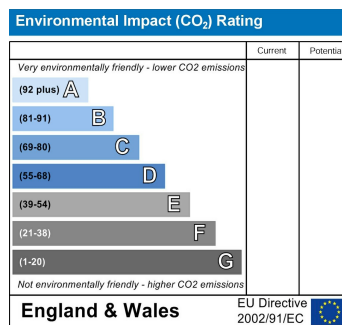
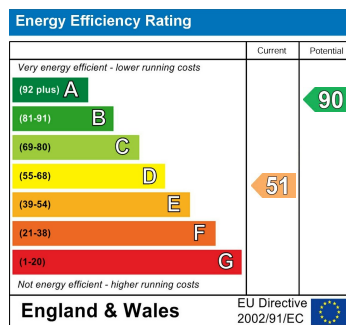


## EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8207-5514-3429-0507-7563>



## Energy Efficiency Graph



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