



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 20 Prospect Road, Huddersfield, HD3 4UZ

**Price Guide £189,995**

**\*UNDER OFFER\*** **\*ADM RESIDENTIAL ARE PLEASED TO OFFER\*** Situated in this popular residential area of Longwood, is this very well appointed "Three Bedroom" modern town house with integral garage, driveway and landscaped gardens to the rear. Conveniently situated for easy access to an array of amenities in Longwood and Salendine nook, providing easy access to commuter links, M62 motorway network, local schools and bus routes. The property boasts spacious accommodation set over three floors, gas central heated and double glazing with security alarm, briefly comprises: entrance door leads to a reception hallway, access to the garage/utility and a separate cloakroom/w.c. To the first floor landing, spacious lounge and a dining kitchen with french doors leading to the rear garden. To the second floor landing there are three bedrooms and a house bathroom. Externally there is access to the integral single garage/utility area and driveway to the front aspect providing off road parking. To the rear is an enclosed landscaped lawned garden. Viewings are highly recommended to appreciate what this property has to offer. "Call Today To Arrange A Viewing" **\*VIRTUAL VIEWING AVAILABLE\***

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### ENTRANCE DOOR

A uPVC double glazed door opens to the entrance hallway:

### HALLWAY 14'7 x 6' (4.45m x 1.83m)



A large reception hallway with spindle balustrade staircase rising to the first floor landing, wall mounted gas central heated radiator, access to an under stairs storage cupboard, finished with laminated wood effect flooring, doors leading to:

### GARAGE/UTILITY



An integral garage with useful utility area, featuring a matching range of base units in cream with contrasting laminated working surfaces, plumbing for automatic washing machine and space for a condenser dryer, finished with wall mounted shelving, up and over door, power and light: (please note there is retrospective planning to convert into a room)

### SEPARATE W.C 4'5 x 2'9 (1.35m x 0.84m)



A separate cloaksroom with a modern white suite comprising of; a hand wash pedestal with chrome taps and a low level flush w.c. Finished with wall mounted gas central heated radiator and laminated flooring:

### STAIRCASE TO THE FIRST FLOOR



To the first floor landing, Upvc window to the front aspect, spindle balustrade, wall mounted gas central heated radiator and staircase leading to the second floor. Doors leading to;

### DINING/KITCHEN 16'16 x 9'5 (4.88m x 2.87m)



A shaker style dining kitchen with uPVC double glazed windows overlooking the rear garden and French doors leading to the patio. Comprising of a matching range of base and wall mounted units in Cream with satin chrome effect fittings, complimentary roll edge laminate working surfaces, inset stainless steel sink unit with drainer and mixer taps and rustic tiled splash backs. Integrated stainless steel electric cooker and four ring gas hob with extractor hood over, there is also plumbing for a dishwasher. Finished with laminated tiled effect flooring, wall mounted gas central heating radiator. Door leads to:

### LOUNGE 16'2 x 9'8 (4.93m x 2.95m)



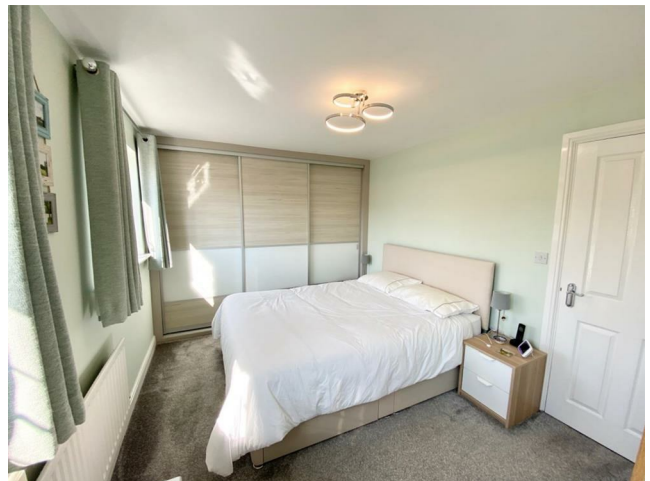
This spacious lounge is set to the front aspect with uPVC double glazed French doors with Juliet balcony, featuring modern fire surround with marble effect back and hearth, inset pebble effect gas living flame, coved ceiling, T.v point, Telephone point, various power points and wall mounted gas central heated radiator:

### TO THE SECOND FLOOR LANDING



To the second floor landing, wall mounted gas central heated radiator, doors leading to:

### BEDROOM ONE 14'5 x 9'8 (4.39m x 2.95m)



Recently decorated double bedroom with Upvc twin aspect double glazed windows to the front elevation providing an abundance of natural light. Featuring built in triple sliding door wardrobes fitted to one wall with matching built-in dresser and a wall mounted gas central heating radiator:

### BEDROOM TWO 9'5 x 8'6 (2.87m x 2.59m)



A second double bedroom with Upvc double glazed window to the rear elevation, finished with wall mounted gas central heating radiator:

### BEDROOM THREE 8'4 x 6'5 (2.54m x 1.96m)



The third bedroom is also set to the rear aspect with uPVC double glazed window looking the rear gardens, finished with wall mounted gas central heated radiator:

### HOUSE BATHROOM

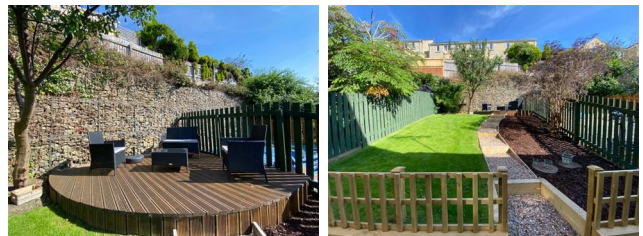


A modern fitted, three piece, family bathroom suite in white with uPVC window to front elevation, comprising of panelled bath with electric shower unit, hand wash basin and low level flush w/c. Finished with chrome fittings, tiled flooring and gas central heating radiator:

### ACCESS TO A LOFT HATCH

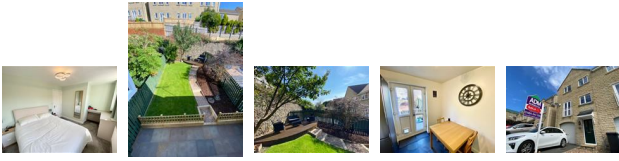
Access to a loft via pull down ladder:

### EXTERNALLY



The property offers low maintenance garden to front elevation with tarmac driveway providing off street parking, leading to single integral garage featuring electric garage door. To the rear side steps leading to an enclosed recently landscape garden, with a raised decked seating area, laid to lawn areas, pebbled paths, flagged patio and featuring fenced boundaries, paved paths, dwarfed wall, flower beds, shrub borders and seated area for bistro dining.

## EXTRA PHOTOS



A selection of further photos:

### Council Tax Bands

The council Tax Banding is "C"

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

### Tenure

This property is FREEHOLD

### 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.

### 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: Salendine Nook High School, Crow Lane Primary School, Reinwood Junior School, Royds Hall Community 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.

### 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

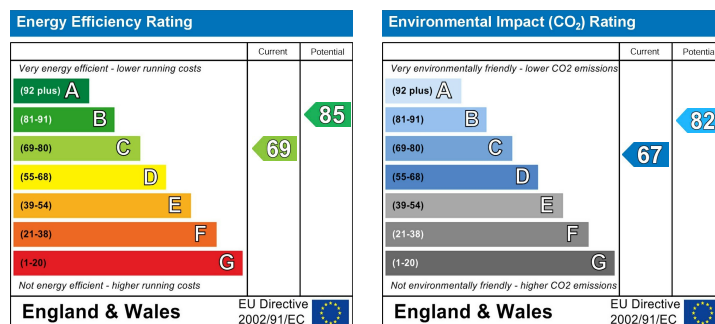
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### BOUNDARIES AND OWNERSHIPS

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.

## Floor Plan

### Energy Efficiency Graph



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