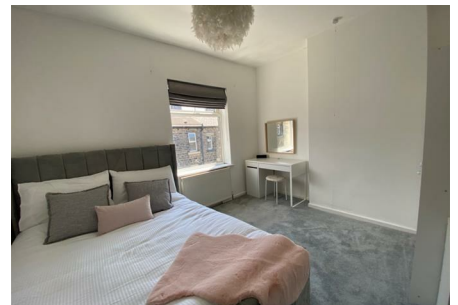




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



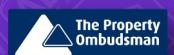
## 13 Broomfield Terrace, Huddersfield, HD1 4QE

**Offers Over £79,995**

**\*SOLD\*** SUPERBLY PRICED TO SELL IN THIS MUCH SOUGHT AFTER LOCATION OF MARSH \*\*Offered for sale is this very well presented, **\*ONE\*** bedroomed end of terrace, offering easy access to the local communities of Marsh and Lindley, being perfect position for HRI, being well placed for all village amenities, school's, country walks and great access to the M62 motorway networks. The property boasts, gas central heating, double glazing, comprises of: Entrance door leads to the well appointed lounge, a modern kitchen set to the rear with useful pantry. To the first floor landing, a modern house bathroom and large double bedroom. Externally shared area to front with parking, to the rear flagged patio area with parking. This is a perfect F.T.B. purchase or Buy To Let, AT ADM Residential we now offer the "Virtual Viewings by the AGENT" Please Tel 01484-644555 for further details.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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## ENTRANCE DOOR

An entrance Upvc door leads to:

## MODERN LOUNGE 12'3" x 13'2" (3.73m x 4.01m)



This is a beautifully appointed, recently decorated lounge with Upvc window to the front aspect, boasting neutral decor, a Pinewood effect fire surround with brick effect back and hearth, wall mounted gas central heated radiator, Telephone point, T.V points. Finished with coved ceilings, staircase leading to the first floor landing and a door leads to:

## MODERN KITCHEN (9'3" x 5'2") ((2.84m x 1.60m))



Set to the rear of the property, is this modern kitchen with Upvc window to the rear aspect and a Upvc rear door, comprises of a matching range of base and wall mounted units in High Gloss White with matching laminated working surfaces and tiled splash backs, incorporating a stainless steel single drainer sink unit, gas cooker point with extractor hood over, plumbing for a washing machine and space for a fridge. There is also a wall mounted combination boiler and a useful pantry which is ideal for further storage:

## TO THE FIRST FLOOR LANDING



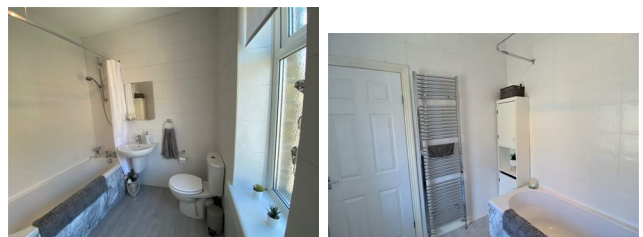
To the first floor landing with doors leading to:

## DOUBLE BEDROOM 12'6" x 10'5" (3.81m x 3.18m)



This well appointed double bedroom with a Upvc double glazed window to the front aspect, finished with a wall mounted gas central heated radiator:

## MODERN HOUSE BATHROOM 7'1 x 7'5 (2.16m x 2.26m)



A fully tiled, good sized house bathroom with a Upvc double glazed opaque window to the front aspect. Comprising of a three piece bathroom suite in White which incorporates a panelled bath with mains fitted shower over and shower rail, hand wash pedestal basin and a low level flush w/c with a chrome heated towel rail:

## EXTERNALLY



Externally to the front elevation having communal flagged area which offers on street parking: to the rear a flagged patio area, idea for enjoying the quiet evening in the summer months:

## ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:  
FIVE MINUTE WALK TO TOWN CENTER, CLOSE TO GREENHEAD PARK AND LOCAL AMENITIES.  
CLOSE TO A640, PROVIDING EASY ACCESS TO THE MOTORWAY.  
VARIOUS SCHOOLS AND COLLEGES WITHIN A MILE RADIUS OF THE PROPERTY.  
WITHIN A MILE TO HUDDERSFIELD TRAIN STATION.

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town center. 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 to view our \*VIRTUAL VIEWING\*

Tel-01484 644555 Mobile Number 07780446202

Email - sales@admresidential.co.uk

Please Note You Must Have PPE to attend a vendor viewing, you are not allowed to touch anything and walk quickly keeping the 2m distance guideline rules. Any questions you are free to call us after the

viewing:

We are here to help " THANK YOU" and Keep Safe

## 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 "A"

## DISCLAIMER

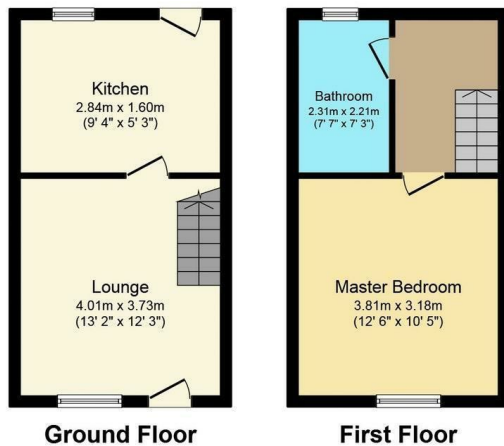
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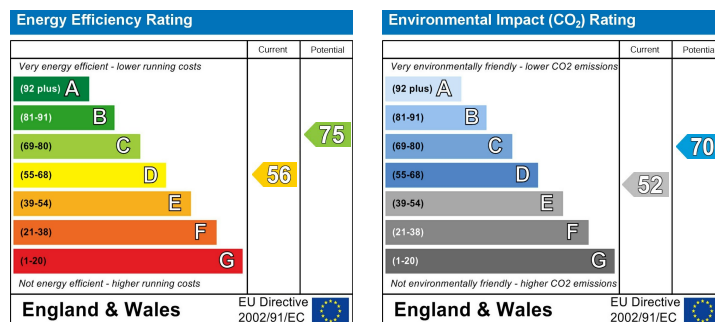
## Tenure

This property is lease hold with 900 years approx remaining, at a cost of approximately £0.98 pence a year:

## Floor Plan



## Energy Efficiency Graph



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