



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 67 Morley Lane, Huddersfield, HD3 4NZ

**Best Offers Over £130,000**

**\*AVAILABLE FOR SALE\*** ADM Residential are pleased to market this **\*SPACIOUS\*** **\*THREE BEDROOM\*** **\*MID STONE BUILT TERRACE PROPERTY\*** ideally situated in the village of Milnsbridge of Huddersfield and being close to all local amenities, bus routes and easy access to Huddersfield town centre and surrounding areas. A perfect purchase for any First Time Buyer or the growing family. The property boasts gas central heating and double glazing throughout with accommodation briefly comprising of:- entrance hallway, spacious well appointed lounge, contemporary dining kitchen with access via staircase to the cellar, rear door access to the garden. To the first floor landing there is access to a loft, three good sized bedrooms and a modern house bathroom. Externally to the front is a low maintenance pebbled garden, to the rear is a mainly paved garden with patio area and shared passage way. Viewings are highly recommended to appreciate this spacious property and the accommodation on offer. Tel ADM Residential today! 01484 644555. **\*NO CHAIN\***

**\*VIEWING BY APPOINTMENT ONLY\*** **\*VIRTUAL VIEWING IS AVAILABLE\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

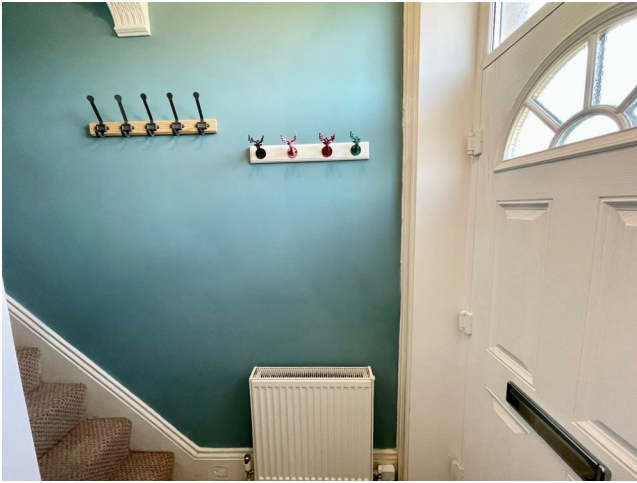
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance composite door leading to:

## HALLWAY



Hall with staircase rising to the first floor landing, wall mounted gas central heated radiator and doors leading to:

## LOUNGE 15'6 x 13'9 (4.72m x 4.19m)



Spacious lounge with large uPVC window to the front aspect allowing an abundance of natural light to flood the room and delightful views across the Colne Valley. Finished with picture rail, T.V point, telephone point, wall mounted gas central heated radiator and door leading to:

## DINING KITCHEN 16'5 x 8'3 (5.00m x 2.51m )



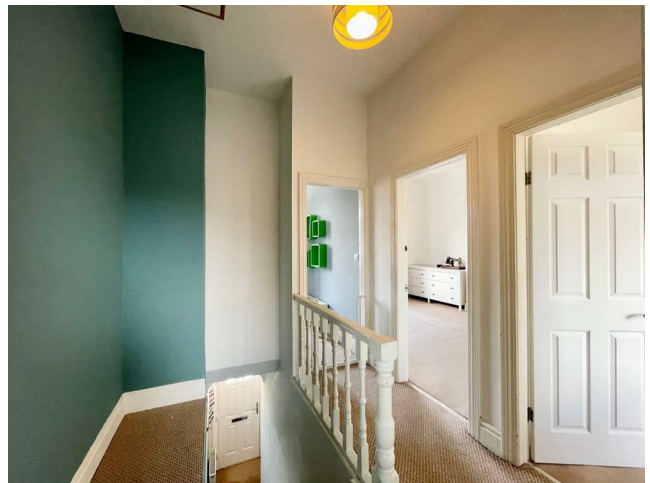
Modern fitted dining kitchen with uPVC window overlooking the rear aspect and uPVC door leading to the rear garden. Featuring a matching range of base and wall mounted units in White with contrasting laminate effect working surfaces,

incorporating a stainless steel sink unit with drainer and mixer tap. Integral double electric oven and electric hob with stainless steel extractor hood over, plumbing for automatic washing machine, space for fridge freezer and wall mounted boiler. Finished with panelled ceiling with inset spotlighting, wood effect flooring and wall mounted gas central heated radiator. Door provides access to staircase descending to the cellar:

## CELLAR

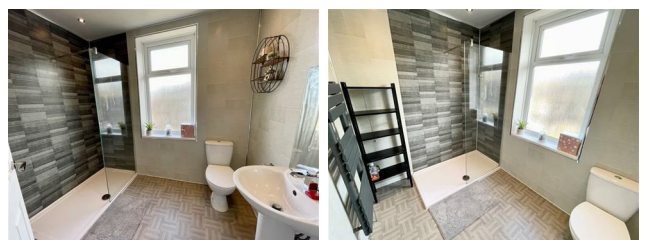
Useful cellar space:

## TO THE FIRST FLOOR LANDING



Good sized landing, staircase rises to the first floor landing, access to loft space via loft hatch and doors leading to:

## HOUSE BATHROOM 6'6 x 6'6 (1.98m x 1.98m)



A fully tiled, modern three piece bathroom suite in white with uPVC opaque window to rear elevation and chrome effect fittings. Comprising of walk-in shower unit with electric shower, hand wash pedestal and a low level flush W/C. Finished with panelled ceiling, inset spotlighting, wall mounted gas central heated towel rail and wood effect vinyl flooring:

### BEDROOM ONE 14' x 10'11 (4.27m x 3.33m)



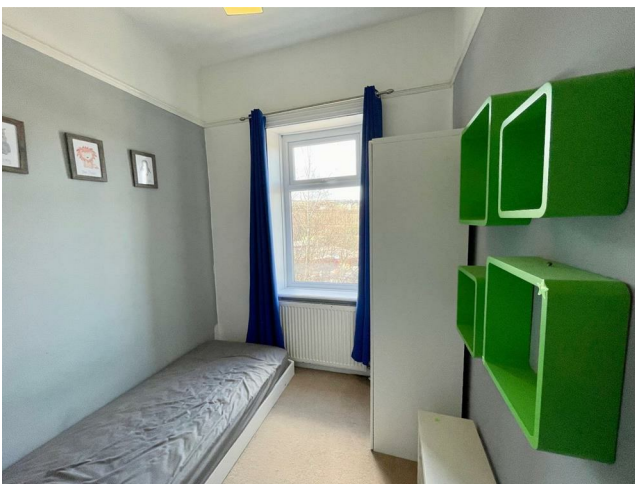
Spacious bedroom with uPVC window to the front elevation offering views across the Colne Valley. Finished with coved ceiling, picture rail and wall mounted gas central heated radiator:

### BEDROOM TWO 11'11 x 9'11 (3.63m x 3.02m)



Second double bedroom with uPVC window to overlooking the rear aspect. Finished with built in storage cupboards and wall mounted gas central heated radiator:

### BEDROOM THREE 9'2 x 7'7 (2.79m x 2.31m)



Third good sized single bedroom with uPVC window to the front aspect. Finished with picture rail and wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts low maintenance garden to the front aspect with on street parking in the vicinity. To the rear is a mainly flagged garden with patio area, flower and shrub borders and stone wall boundary, an ideal space for bistro dining in the summer months. The property also benefits from access to the shared passage:

### 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: Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Huddersfield Grammar School & Nursery, Salendine Nook High School, Moorlands Primary School, Royds Hall High 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.

### 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.

### Tenure

This property is Freehold.

### **Council Tax Bands**

The council Tax Banding is "A"

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

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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.

### **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.



## 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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