



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 31 Dale View, Huddersfield, HD3 4QX

### Offers In The Region Of £229,950

\*STC\* \*ONE OF THE LARGEST SQUARE FOOTAGE BUILDS ON THIS SITE\* \*GENEROUSLY SIZED ACCOMMODATION OFFERED FOR SALE\* Is this well appointed, spacious \*FIVE DOUBLE BEDROOM\* three storey town house situated in this sought after location of Longwood, Huddersfield. Situated close to all village amenities, bus routes, well regarded schools with easy access to Huddersfield Town centre and the M62 motorway network. This sizeable property offers versatile living accommodation for the growing family, boasting double glazing and gas central heating throughout and comprises of: Entrance hallway, fifth bedroom with en-suite, separate cloakroom and newly fitted modern dining kitchen with access to the rear garden. To the first floor landing: spacious lounge and one double bedroom with en-suite. To the second floor landing: three further double bedrooms with one bedroom having en-suite facilities and house bathroom. Externally the property offers driveway to front elevation boasting off road parking. To the rear is a decked patio garden with laid to lawn area and fenced boundaries. Viewings are highly recommended to appreciate the potential this property has on offer! Call ADM Residential today on 01484 644555 to arrange your viewing today! \*VIRTUAL VIEWING AVAILABLE SOON\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

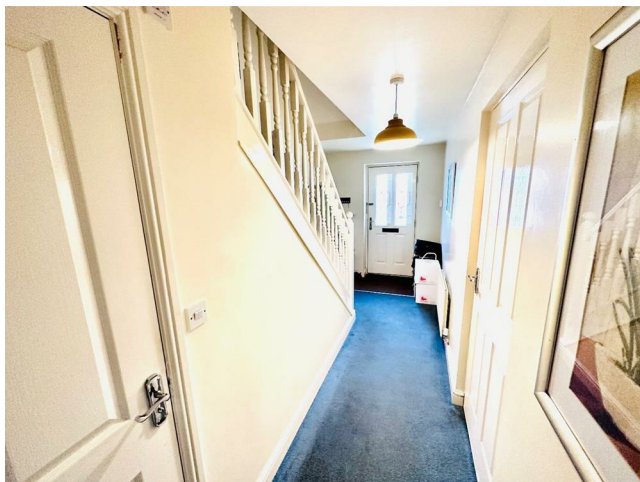
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

UPVC entrance door leads to:

## RECEPTION HALLWAY



Reception hallway with staircase leading to the first floor landing. Finished with alarm panel, wall mounted gas central heated radiator and doors leading to:

## BEDROOM FIVE 10'7" x 12'9" (3.23m x 3.89m)



Recently decorated, converted garage with uPVC double glazed window overlooking the front aspect, currently used by the current owner as a bedroom and offers plenty of potential study/office/ guest room. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and door leading to en-suite facilities:

## EN-SUITE

En-suite shower room featuring a three piece suite

in white with chrome effect fittings, comprises of: step in shower cubicle with electric shower over and glass door, hand wash basin and low level flush w/c. Finished with extractor fan, wall mounted chrome heated towel rail and vinyl effect flooring:

## DOWNSTAIRS CLOAKROOM

Useful downstairs cloakroom offering a two piece suite in white comprising of: hand wash pedestal basin and low level flush w/c. Finished with extractor fan and wall mounted gas central heated radiator:

## BREAKFAST DINING KITCHEN 12'6" x 10' 9" (3.81m x 3.05m 2.74m)



A beautifully appointed and spacious modern fitted breakfast dining kitchen with uPVC window, uPVC door and French doors leading to the rear garden. Featuring a matching range of base, wall and floor to ceiling mounted units as well as breakfast island in High Gloss Grey with contrasting laminate effect roll edged working surfaces and splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap, integral electric double oven and separate four ring hob with pull out extractor hood over, integrated microwave, washing machine, dish washer, double length fridge and a double length freezer. The dining area offers ample space for dining table and chairs, finished with wall mounted gas central heated radiator and wood effect laminate flooring:

## TO THE FIRST FLOOR LANDING

Staircase rising to the first floor landing and doors leading to:

### LOUNGE 20'3" x 10'9 (6.17m x 3.28m)



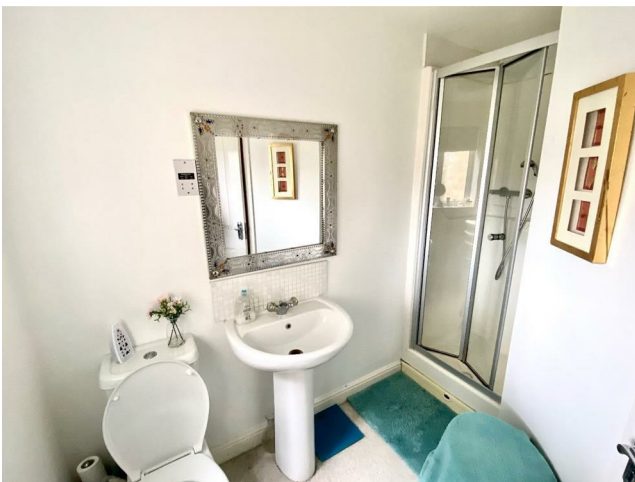
Well appointed, 20ft lounge with twin aspect uPVC double glazed windows overlooking the front aspect. Featuring a modern fire surround with pebble effect electric fire, marble effect back and hearth. Finished with coved ceiling, T.V point, telephone point and twin wall mounted gas central heated radiators:

### BEDROOM ONE 14'6 x 10'9 (4.42m x 3.28m)



Fantastic sized double bedroom with uPVC double glazed window overlooking the rear aspect. Featuring built-in floor to ceiling wardrobes to one wall and access to en-suite facilities. Finished with wall mounted gas central heated radiator and door leading to:

### FIRST EN-SUITE



En-suite bathroom with uPVC opaque window to

the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: step in shower cubicle with electric shower over and glass bi-folding door, hand wash pedestal basin and low level flush w/c. Finished with extractor fan and wall mounted gas central heated radiator:

### TO THE SECOND FLOOR LANDING

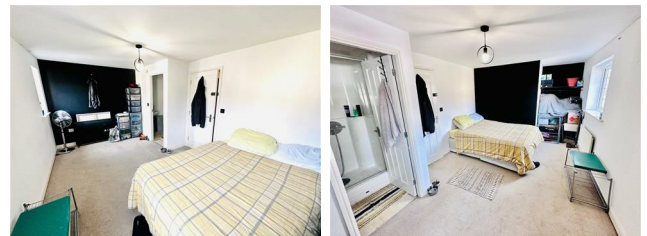
Staircase rising to the L-shaped second floor landing with access to the loft via pull down ladders, great space for storage and doors leading to:

### HOUSE BATHROOM



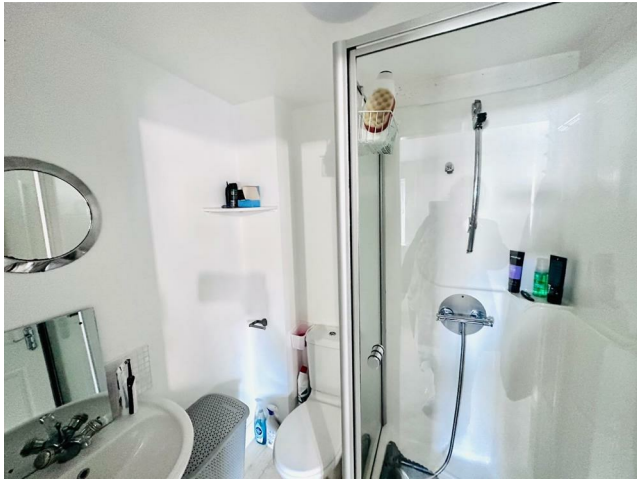
Partly tiled house bathroom consisting of a three piece suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over and bi-folding glass splash screen, hand wash pedestal basin and low level flush w/c. Finished with extractor fan, wall mounted gas central heated radiator and vinyl effect flooring:

### BEDROOM TWO 14'4 x 10' (4.37m x 3.05m)



Second generously sized double bedroom with twin aspect uPVC windows to the front aspect and access to en-suite facilities. Finished with wall mounted gas central heated radiator and door leading to:

## SECOND EN-SUITE



En-suite bathroom featuring a three piece suite in white with chrome effect fittings, comprises of: step in shower cubicle with mains fitted shower over and glass door, hand wash pedestal basin and low level flush w/c. Finished with extractor fan, wall mounted gas central heated radiator and vinyl effect flooring:

## BEDROOM THREE 10'6 x 9'2 (3.20m x 2.79m)



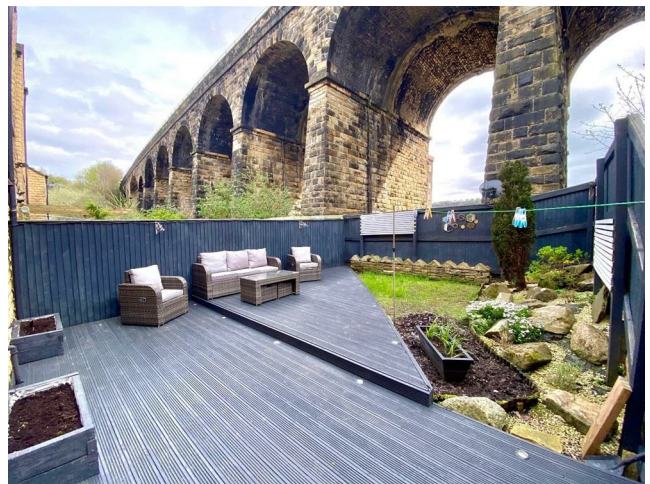
Third double bedroom with uPVC double glazed window to the rear aspect. Featuring built-in floor to ceiling two double wardrobes to one wall and finished with wall mounted gas central heated radiator:

## BEDROOM FOUR 10'8 x 8'4 (3.25m x 2.54m)



Fourth double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property boasts a tar-mac driveway which provides off road parking with paved path leading to the front door and a small laid to lawn frontage. To the rear of the property is an enclosed, mainly decked patio area with laid to lawn section and rockery, an ideal space for relaxing during the summer months. Finished with fenced boundaries:

## 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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

### **Council Tax Bands**

The council Tax Banding is "D"

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

### **Tenure**

This property is Leasehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2413-4811-0977-4774-8167>

### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3283933](https://sprift.com/dashboard/property-report/?access_report_id=3283933)

### **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.

### **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 YouTube link.

Please ask the agents for the detail.

### **DISCLAIMER**

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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.

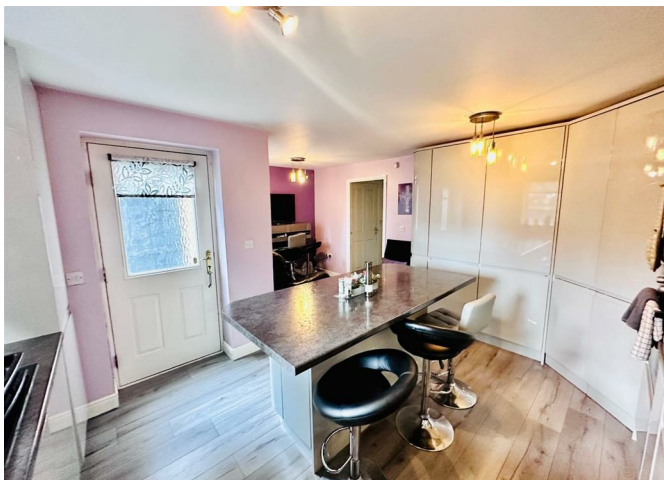
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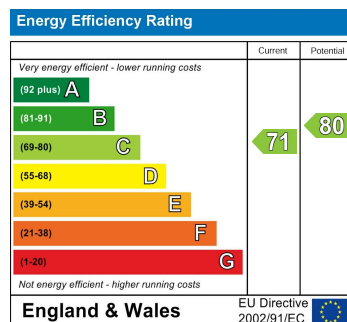
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### **EXTRA PHOTOS**





## Energy Efficiency Graph



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