



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 294 Vicarage Road, Huddersfield, HD3 4HJ

**Price Guide £140,000**

**\*AVAILABLE FOR SALE\* \*GUIDE PRICE £135,000 TO £140,000\*** ADM Residential are pleased to market this **\*NEWLY DECORATED\*** **\*THREE BEDROOM\*** **\*MID STONE BUILT TERRACE PROPERTY\*** ideally situated in the village of Longwood 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 investment.

The property boasts gas central heating and double glazing throughout with accommodation briefly comprising of:- entrance hallway, beautifully decorated and spacious lounge, well appointed dining kitchen with access via staircase to the cellar, rear door access to the rear garden. To the first floor landing are three bedrooms and a modern wet room. Externally to the front is a pebbled area with on street parking, to the rear an enclosed low maintenance garden with a stone built storage shed. Viewings are highly recommended to appreciate this property and the accommodation on offer.

Tel ADM Residential today! 01484 644555.

**\*VIEWING BY APPOINTMENT ONLY\* \*VIRTUAL VIEWING IS AVAILABLE\* \*NO CHAIN\***

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 composite security door:

## HALLWAY



Entrance hallway with staircase leading to first floor landing. Finished with wall mounted gas central heated radiator, vinyl effect flooring and door leading to:

## LOUNGE 15'9 x 12'5 (4.80m x 3.78m)



This beautifully decorated, spacious lounge has been finished to a high standard with Upvc window overlooking the front elevation. Featuring fireplace with inset multi-fuel burner, tiled back and hearth, wall mounted lighting, T.v Point, Telephone point and finished with wall mounted gas central heated radiator. Door leads onto dining kitchen:

## DINING KITCHEN 15'7 x 7'1 (4.75m x 2.16m)



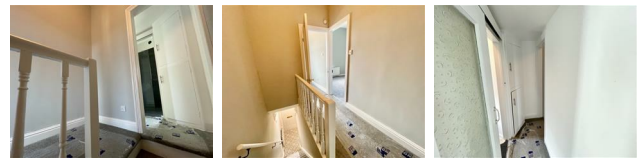
Well appointed dining kitchen with Upvc window to the rear aspect. Featuring a matching range of

base and wall mounted units in Oak wood effect with brass effect fittings, incorporating a stainless steel sink unit with drainer and mixer tap, contrasting laminate working surfaces and complementary tiled splash backs. Integral electric oven and induction hob with stainless steel extractor hood over, plumbing for automatic washing machine and space for a fridge freezer. Finished with combi-boiler, wall mounted gas central heated radiator and tiled effect vinyl flooring. Door leading to the rear garden and access to a cellar:

## ACCESS TO CELLAR

Useful storage cellar with fluorescent lighting and Yorkshire stone flagged flooring. Door leading to coal room:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with built in storage cupboards and doors leading to all rooms:

## WET ROOM 6'9 x 3'8 (2.06m x 1.12m)



A partly tiled wet room with Upvc opaque window to the rear aspect. Featuring mains fitted waterfall shower and shower attachment, full length splash screen, hand wash vanity basin with mono bloc tap and low level flush w/c. Finished with wall mounted extractor fan:

### BEDROOM ONE 16'3 x 9'2 (4.95m x 2.79m)



Main double bedroom which has been newly decorated with feature wall, featuring Upvc window to the front aspect offering fantastic views. Finished with wall mounted gas central heated radiator:

### BEDROOM TWO 7'4 x 6'2 (2.24m x 1.88m)



Second bedroom which has been newly decorated, featuring Upvc window to the rear aspect. Finished with wall mounted gas central heated radiator:

### BEDROOM THREE 8'3 x 7'1 (2.51m x 2.16m)



Third bedroom which has been newly decorated, featuring Upvc window to the front aspect again with hillside views. Finished with wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts low maintenance frontage which is set back off the road with on street parking. To the rear is a flagged and pebbled garden with fenced and walled boundaries and steps leading up to another flagged and pebbled area with stone built storage shed. An ideal space for outdoor entertaining during the summer months:

## EPC



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0330-2487-9060-2329-4721>

## Council Tax Bands

The council Tax Banding is "A"

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

## Tenure

This property is Freehold according to information provided by the Vendor.

## 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.

## 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.

## 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

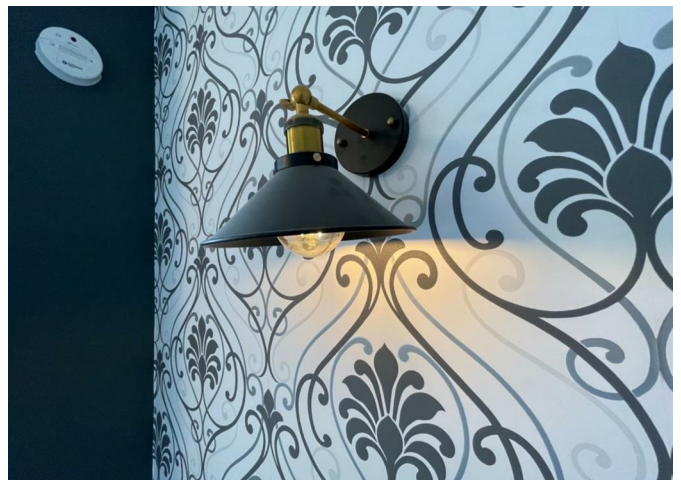
Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

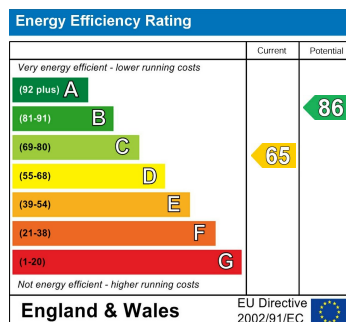
Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.



## Energy Efficiency Graph



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