



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 101 Acre Street, Huddersfield, HD3 3EJ

**Open To Offers £99,950**

**\*GREAT LOCATION FOR AN INVESTMENT PURCHASE\*** ADM Residential are pleased to offer an opportunity to purchase this **\*TWO BEDROOM\*** rear stone built cottage. A perfect purchase for the First Time Buyer or Investors. Situated in the prime residential location of Lindley, being close to all local amenities, bars and pubs, central bus routes to Huddersfield town centre, well regarded schools and access to M62 Motorway Network only a short drive away. Boasting gas central heating and double glazing throughout the accommodation briefly comprising of: entrance uPVC door, hallway, open plan lounge/kitchen area and access to under stairs storage cupboard. To the first floor landing with access to the loft via hatch, two bedrooms and house bathroom with three piece suite in white. Externally: permits are required to park on street throughout Lindley. Internal viewing is highly recommended, book your viewing today! **\*VIRTUAL VIEWING 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 uPVC door leads to:

## HALLWAY

Entrance hallways with staircase rising to the first floor landing, wall mounted gas central heated radiator and door leading to:

## OPEN PLAN LIVING/KITCHEN



Open plan kitchen and living space:

## KITCHEN AREA



Kitchen area with uPVC window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in Cream with contrasting laminated working surfaces and complimentary tiled splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, integral electric double oven and electric hob with plumbing for washing machine. Finished with beamed ceiling,

useful walk-in cupboard with space for fridge freezer, wall mounted extractor fan and wood effect laminate flooring:

## LIVING AREA

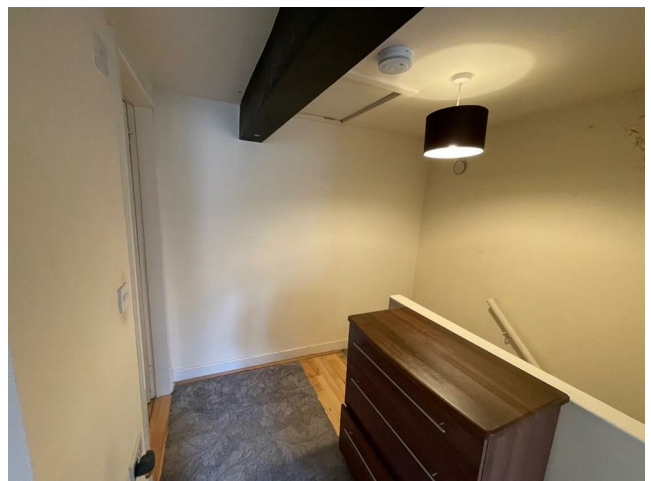


This well appointed, open plan lounge area features T.V point, telephone point, wall mounted gas central heated radiator and finished with wood effect laminate flooring. Door provides access to under stairs storage cupboard:

## UNDER STAIRS STORAGE

Useful under stairs storage cupboard:

## TO THE FIRST FLOOR LANDING



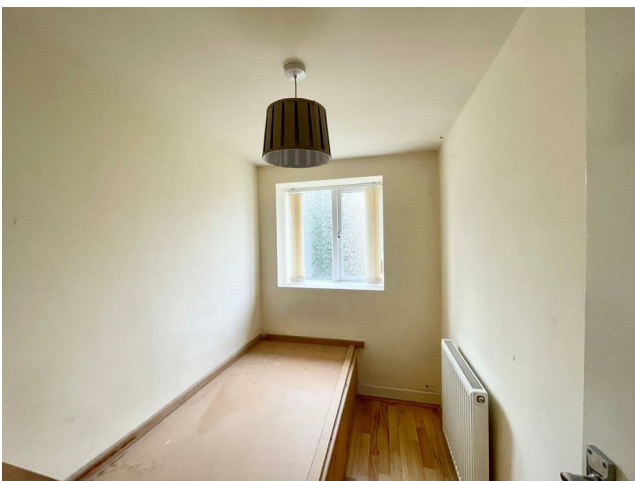
Staircase rises to the first floor landing with access to loft via hatch, beamed ceiling, wood effect laminate flooring and doors leading to:

## BEDROOM ONE



Good sized double bedroom with uPVC window to the rear aspect, finished with wall mounted gas central heated radiator and wood effect laminate flooring:

## BEDROOM TWO



Second single bedroom with uPVC opaque window to the rear aspect. Featuring bulk head with fitted single bed base. Finished with wall mounted gas central heated and wood effect laminate flooring:

## BATHROOM



A partly tiled, three piece bathroom suite in white with chrome effect fixings, comprising of:- panelled bath with electric shower and glass splash screen, hand wash pedestal basin and a low level flush w/c. Finished with extractor fan, wall mounted gas central heated radiator and wood effect vinyl flooring:

## EXTERNALLY

A permit will need to be obtained for parking: (There used to be a row of outdoor w/c's, the furthest one belongs to this property according to Vendor's information.)

## About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children. Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

## 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.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0978-9989-6282-5158-0970>

### **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.

### **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.

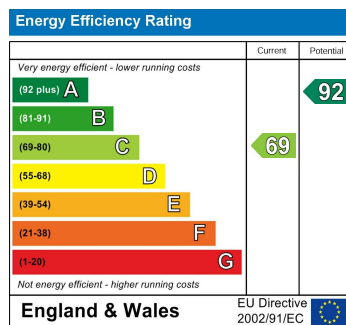
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## Energy Efficiency Graph



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