



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 362 New Hey Road, Huddersfield, HD3 4GQ Offers In The Region Of £124,995

**\*UNDEROFFER\*** This is in a prime location for an array of buyers looking to purchase in Salindine Nook, perfect for commuters and close to the HRI. This well presented two bedroomed mid through terrace property is situated in the popular residential area of Salendine Nook. Being handily placed for access to an array of amenities in the nearby villages of Marsh and Lindley, convenient for access to the M62 motorway networks and well renowned local schooling. The property would make an ideal purchase for the first time buyer or professional couple alike and externally benefits from a garage providing off road parking. Boasting uPVC double glazing, gas central heating system and owned solar panels, the property has accommodation well worthy of an internal inspection which comprises in brief:- entrance door leads to vestibule, well appointed lounge, dining kitchen with storage. To the first floor landing, there are two bedrooms and a house shower room, externally a raised garden area to the front and rear aspect, a single garage with parking available off street. To book a viewing please call the agent on 01484 644555 alternatively, a virtual viewing link is available.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
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## Entrance Door

Entrance door leading:

## Vestibule



A vestibule with uPVC windows to the front and sides aspect, finished with hard standing flooring:

## Lounge 14'4 x 13,11 (4.27m'1.22m x 3.96m,3.35m)



Well appointed lounge having been recently decorated and original wood flooring, featuring Upvc windows to the front elevation boasting stunning views, a modern fire surround with inset coal effect gas fire, T.V point, B.T.point and wall mounted gas central heating radiator:

## Dining Kitchen 13'5 x 11'5 (3.96m'1.52m x 3.35m'1.52m )



A fitted kitchen with Upvc opaque window to the

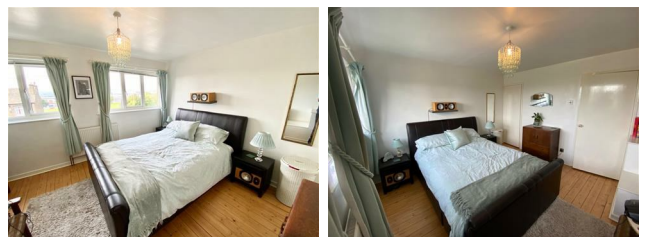
rear aspect, featuring a matching range base and wall units in Walnut effect with complimentary roll edge laminate working surfaces, inset stainless steel sink unit and drainer with mixer tap. Integral electric oven and four ring gas hob with stainless steel extractor hood over, integral automatic washing/dryer and fridge. Finished with original wood flooring, built in useful storage unit and housing for freezer, wall mounted combination boiler finished with gas central heating radiator:

## Staircase to the First Floor



A staircase rises to the first floor landing, doors leading to all rooms and finished with original wood flooring:

## Bedroom One 13'8 x 11'9 (3.96m'2.44m x 3.35m'2.74m)



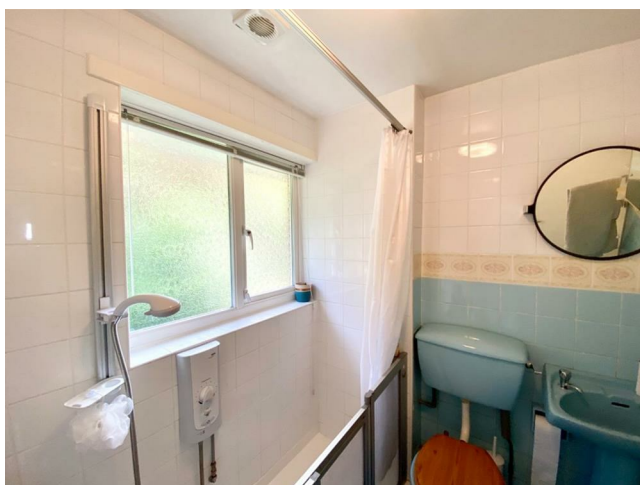
A double bedroom with twin aspect windows to the front elevation finished with bulk head storage, original wood flooring and a gas central heating radiator:

### Bedroom Two 11'9 x 6'9 (3.35m'2.74m x 1.83m'2.74m)



Second double bedroom with Upvc window overlooking the rear aspect and original wood flooring finished with a gas central heating radiator:

### Shower Room 6'3 x 6'1 (1.83m'0.91m x 1.83m'0.30m)



Fully tiled shower room with Upvc opaque window featuring a three piece suite incorporating an electric shower, there is a disabled folding shower seat and doors, hand wash pedestal and a low flush w/c. Finished with a gas central heating radiator:

### Externally



To the front aspect, the property is accessed via a flagged pathway giving access to the row of terraces. Beyond the footpath is a garden area comprising mature shrubs, flower beds and views across the valley. To the rear is a raised garden area which comprises of a section of mature shrubs and flowers beyond. There is also a garage which is situated to the end of the terraces in a row of five.

### Solar Panels

Solar panels have been purchased and are NOT LEASED.

Information from the current Vendor states a turn over of £50.00 a month tax free and reduces bills to approx £50.00 a month for gas and electric on average.

### Single Garage In A Row Five

A single garage with up and over door, there is a shared driveway for all the garages to the left of the proeprty:

### ABOUT THE AREA

Local Schools: Mount Junior and Infant School, Huddersfield New College, Crow Lane Primary & Foundation Stage School, Royds Hall Community School, Reinwood Junior School.

Local amenities such as Tesco Express, Maloneys Gym, Play World Huddersfield, Elenor Rose Bridal Shop, Marsh Post Office and many more.

Some of the most frequent and reliable bus services in Huddersfield (371/372) M62 access under a 1 mile away

### 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.

### **Council Tax Bands**

The council Tax Banding is "A"

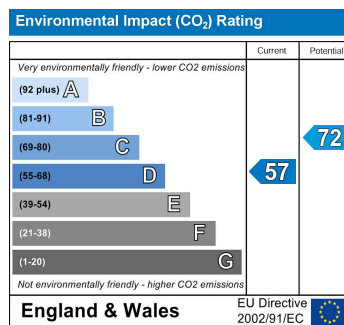
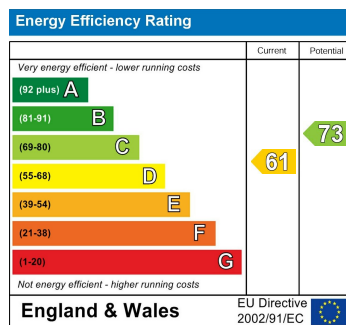
Please check the monthly amount on the Kirklee  
Council Tax Website.

### **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  
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the property.



## Energy Efficiency Graph



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