



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 15 Branch Street,, Huddersfield, HD1 4JL Offers In Excess Of £165,000

"ATTENTION" \*\*STONE BUILT TRADITIONAL THROUGH TERRACE\*\* \*\*TWO BEDROOM\*\* \*\* CONVERTED LOWER FLOOR\*\* ADM Residential are pleased to present this \*STUNNINGLY STYLISH \* stone built, property offered \*\*FOR SALE\*\* by ADM RESIDENTIAL. Being freshly decorated throughout with accommodation set over three floors, featuring security alarm system, gas central heating with HIVE system in place, uPVC double glazing. Finished to a high specification with quality fittings, the property is located within a popular residential area of Paddock, being close to the village with local shops, schools, good bus routes and is accessible for J23 and J24 of the M62 motorway linking East Lancashire to West Yorkshire. The property briefly comprises of: entrance composite door leads to the reception hallway, a spacious lounge with Inglebrook fireplace, modern dining kitchen and access to the lower floor. To the lower floor inner lobby, shower room, utility and music/office room. To the first floor landing: Two double bedrooms and a newly renovated house bathroom. Externally low maintenance garden to the front aspect, to the rear a good sized garden with access to a detached garage adjacent. There is ample on street parking to the front elevation. \*VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS ON OFFER\* Viewings are by appointment only! \*VIRTUAL VIEWING AVAILABLE\*

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## ENTRANCE DOOR

UPvc entrance door leads to:

## HALLWAY



Reception hallway with coved ceiling, dado rails, inset ceiling LED down lights and a wall mounted gas central heated radiator. Finished with newly fitted laminated flooring and doors leading to: (Alarm system to be negotiated.)

## LOUNGE 13'6 x 10'7 (4.11m x 3.23m)



Beautifully appointed, spacious lounge with floor to ceiling double glazed window to the front elevation allowing an abundance of natural light which floods the room. Featuring a fireplace with stone hearth, coved ceiling, picture rail, drop flex lighting. Finished with T.V point, telephone point and a wall mounted gas central heated radiator:

## DINING KITCHEN 15'3 x 10'6 (4.65m x 3.20m)



Set to the rear of the property is this modern fitted dining kitchen with uPVC window to the rear aspect and exposed chimney breast and Inglenook featured fireplace and stone hearth. Featuring a matching range of base and wall mounted soft

close units in High Gloss White with complementary laminated working surfaces and contrasting tiled splash backs. Inset stainless steel one and a half bowl sink unit with drainer and designer mixer tap. Integrated dishwasher and space for a fridge freezer, electric and gas cooker point with a matching extractor hood over over. Finished with inset ceiling LED down lights, slate flooring and door leading to the lower floor:

## TO THE LOWER FLOOR 14'5 x 13'5 (4.39m x 4.09m)

Access is given to the professionally tanked lower floor via stone steps, leading onto:

## INNER LOBBY

Inner lobby, with access to all rooms, inset ceiling LED down lights, doors leading to:

## SHOWER ROOM 7'6 x 5'0 (2.29m x 1.52m)



Partly tiled, shower room with uPVC opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings consisting of: step-in shower cubicle with mains fitted shower overhead and sliding door, hand wash featured vanity unit with waterfall mixer tap and a low level flush w/c. Finished with ceiling extractor, inset ceiling LED down lights, wall mounted gas central heated radiator and tiled flooring:

### UTILITY ROOM 10'5 x 9'5 (3.18m x 2.87m)



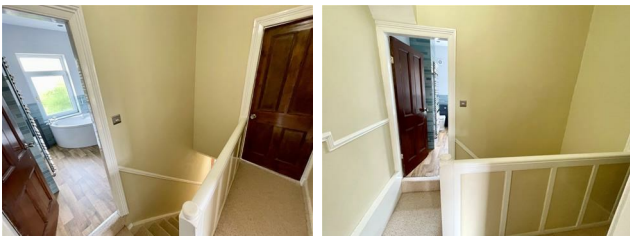
A well appointed, larger than average utility with uPVC door leading to the rear aspect. Finished with base and wall mounted units in high gloss white and chrome effect fitting, contrasting working surfaces and tiles splash-backs, housing for the combi-boiler, plumbing for an automatic washing machine/dryer. Finished with inset ceiling LED down lights, tiled flooring and wall mounted gas central heated radiator:

### RECEPTION/OFFICE



Offers many usages is this great space for an office/music room, tastefully appointed with wall mounted storage cupboards, housing for the fuse box, ceiling LED down lights, wall mounted gas central heated radiator and access to the under stairs storage cupboard:

### TO THE FIRST FLOOR



Staircase rises to the first floor landing with doors leading to:

### BATHROOM 13'4 x 11'5 (4.06m x 3.48m)



Partly tiled, newly renovated house bathroom with uPVC opaque window to the front aspect. Featuring a four piece bathroom suite in white and brand new chrome effect fittings. Consisting of: corner panelled bath with waterfall tap and shower attachment over, step in shower cubical with mains fitted shower overhead, hand wash vanity unit with waterfall mixer tap and low level flush w/c. Finished with inset ceiling LED down lights, wall mounted chrome heated towel rail, extractor and finished with laminate effect flooring:

### BEDROOM ONE 15'1 x 11-9 (4.60m x 3.35m-2.74m)



A delightful well appointed spacious double bedroom with twin aspect uPVC windows to the front aspect. Boasting fitted wardrobes to one wall and a built-in storage cupboard. Finished with T.V point, ceiling light, wall mounted gas central heated radiator:

### BEDROOM TWO



A good sized second double bedroom with uPVC window to the rear aspect with onwards views.

Featuring coved ceiling and a wall mounted gas central heated radiator:

### EXTERNALLY



The property offers, low maintenance flagged garden to the front aspect set within dwarfed walled boundaries with gated access and a pathway leads to the front door. To the rear aspect of the property there is a mainly laid to lawn garden with gravel paths, hedged and fenced boundaries with gravel path leading onto the adjacent garage:

### GARAGE



Set to the rear aspect is this detached wooden garage: ( leased off council)

### FURTHER PHOTOS



A selection of further photos:

### ABOUT THE AREA

About the area are as follows:

Local schools are: Royds Hall High School, Paddock

Junior & Infant School.

Huddersfield Town Centre/Train Station is 1.5 miles away, good commuter links to the M62 and surrounding areas. Greenhead Park approximately half a 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.

### Council Tax Bands

The council Tax Banding is "B"

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

### Tenure

Property is Freehold (Owner purchased this around 2008.)

### EPC LINK

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK ([find-energy-certificate.service.gov.uk](http://find-energy-certificate.service.gov.uk))

### 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.

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## Floor Plan



Ground Floor

First Floor

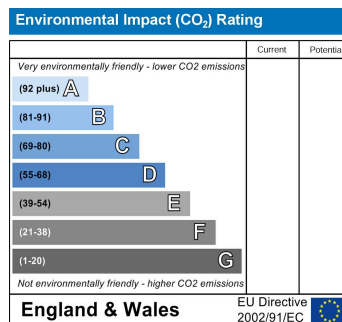
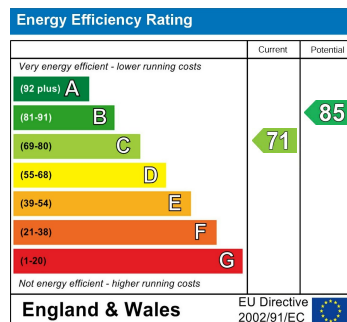
Second Floor

15 Branch Street, Huddersfield, HD1 4JL

Approx Gross Internal Floor Area of House 111.48 sq. m. (1199.96 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## Energy Efficiency Graph



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