



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 18 Orchard Street West, Huddersfield, HD3 4TE

**Offers In The Region Of £249,995**

\*SITE SOLD BY ADM RESIDENTIAL\* Welcome to Orchard Street West, Longwood, Huddersfield - a fantastic location for this exquisite new build townhouse! Step inside this modern property and be greeted by a spacious 27ft open plan living area, perfect for entertaining guests or relaxing with your family. The bi-folding doors bring the outdoors in, creating a seamless blend between the contemporary interior and the beautifully landscaped garden. With four bedrooms and three bathrooms, there is ample space for a growing family or for those who love to have guests over. The property boasts a double driveway with an electric car charging point, making it convenient for those with electric vehicles. Built in 2023, this house is practically brand new, offering all the modern amenities and comforts one could desire. The property's sleek design and clean lines make it a blank canvas for you to add your personal touch and make it truly your own. Located in a desirable area with parking for two vehicles, this townhouse is the perfect place to call home. Don't miss out on this fantastic opportunity - make this new build property yours today and start creating lasting memories in this wonderful space. Plus, with no chain, you could be moving in sooner than you think! \*LOOKING TO MOVE IN TIME FOR CHRISTMAS?\* \*EPC "B"\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE COMPOSITE DOOR

Entrance composite door leads to:

## RECEPTION HALLWAY



Welcoming reception hallway, featuring useful under stairs storage and staircase rising to the first floor landing. Finished with security alarm, wireless control, wall mounted gas central heated radiator and flooring TBA, Doors leading to:

## CLOAKROOM



Useful cloakroom with uPVC opaque window to the front aspect. Featuring a two piece suite comprising of: hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring

## OPEN PLAN MODERN LIVING



Open plan luxury living with over 27 ft of entertaining space with uPVC window overlooking the front aspect and aluminium bi-folding door which leads out onto the rear patio garden:

## LOUNGE AREA



The lounge is set to the front elevation with uPVC window overlooking the front aspect. Finished with inset ceiling spotlighting, twin aspect wall mounted double panelled gas central heated radiators, T.V.point, BT/Data point. flooring TBA.

## BREAKFAST DINING KITCHEN



Finished to a high specification is this spacious breakfast dining kitchen with aluminium bi-folding doors leading out onto the rear garden. Featuring a matching range of base and wall mounted units and breakfast bar in Matt Ash Grey with Quartz

effect contrasting working surfaces, inset brushed chrome sink unit with matching mixer tap. Integral electric oven and induction hob with matching extractor hood over, housing for a combo-boiler, integrated automatic washer/dryer, dishwasher and undercounter fridge and freezer. Finished with under counter led lighting and ceiling spot lighting, flooring TBA.

### DINING AREA WITH BIFOLDING DOORS



Dining area with ample space for a dining table and chairs, featuring aluminium bi-folding door which leads out onto the rear garden. Finished with inset ceiling spotlighting, wall mounted double panelled gas central heated radiator and flooring TBA.

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, useful storage cupboard and staircase rising to the second floor landing. Finished with wall mounted gas central heated radiator and doors leading to:

### HOUSE BATHROOM



Fully tiled, modern house bathroom with uPVC opaque window overlooking the front aspect. Featuring a three piece suite and chrome effect fittings, comprising of: panelled bath with mains fitted shower over and glass shower screen, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail, extractor fan and tiled flooring:

### BEDROOM TWO

A second, good sized double bedroom with uPVC window overlooking the front aspect and taking advantage of the onward views. Finished with inset ceiling spotlighting, T.V.point and wall mounted gas central heated radiator, flooring TBA.

### BEDROOM THREE



Third double bedroom with uPVC window to the front aspect. Finished with inset ceiling spotlighting, T.V.point and wall mounted gas central heated radiator, flooring TBA.

### BEDROOM FOUR



Fourth bedroom with uPVC window to the rear aspect. Finished with inset ceiling spotlighting, T.V.point and wall mounted gas central heated radiator, flooring TBA.

## TO THE SECOND FLOOR LANDING



Staircase rises to the second floor landing, uPVC window to the side aspect, door leads to.

## PRIMARY BEDROOM WITH EN-SUITE



Spacious primary double bedroom with twin aspect uPVC Velux windows to the front aspect. Featuring en-suite facilities and walk-in wardrobe space, finished with inset ceiling spotlighting, under eaves storage cupboards to both eaves, T.V.point and wall mounted gas central heated radiators, flooring TBA.

## EN-SUITE SHOWER ROOM



Partly tiled en-suite with uPVC velux window to the front aspect. Featuring a three piece suite with chrome effect fittings. Comprising of: walk-in shower cubicle with mains fitted shower, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with extractor fan, wall mounted chrome heated towel rail and tiled flooring:

## EXTERNALLY



Externally, to the front aspect is a newly laid tarmac courtyard with allocated parking space for two vehicles, tiered pathway leading to the entrance door with wooden balustrade. Featuring outside security lighting, c.c.t.v, electric car charging point and meter points. To the rear, paved paths lead to a rear garden with stone flagged patio and lawned area with security lighting, outdoor tap and electric point. Finished with fenced boundaries:

## EXTRAS

Please note

The extras are as follows:

- CARPETS & FLOORING (TBA)
- ADDED UPGRADED BATHROOM FITTING
- ALARM & WIRELESS CONTROLS
- SECURITY ACCESS
- ALL INTERGRATED APPLIANCE
- CCTV
- ELECTRIC CAR CHARGING POINT
- ELECTRIC OUTSIDE POWER POINT
- LAWNED GARDEN

## Tenure

This property is ( LEASE HOLD OR FREE HOLD ) with .... years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

## Council Tax Bands

The council Tax Banding is "C"

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

## EPC RATED B

<https://find-energy-certificate.service.gov.uk/energy-certificate/9745-3933-2302-2357-1200>

## ABOUT THE AREA

Local Area:

Set on the edge of Huddersfield surrounded by local countryside with lots of local walks and beautiful scenery, Longwood is well placed for commuters needing convenient access to Huddersfield and the M62 motorway network.

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.

## 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.

## KEY FACTS FOR BUYERS

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3172147](https://sprift.com/dashboard/property-report/?access_report_id=3172147)

## OUR SERVICES

### 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.

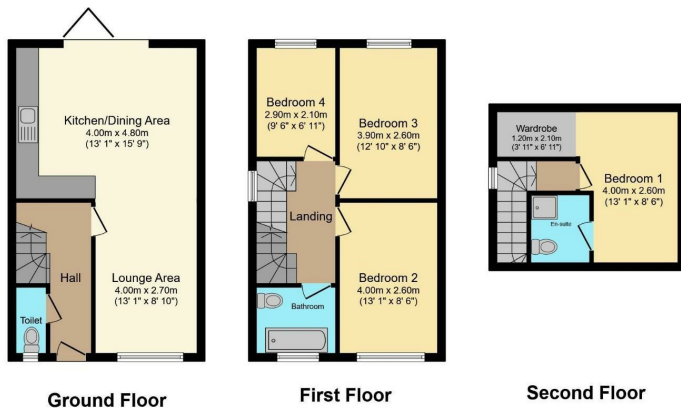
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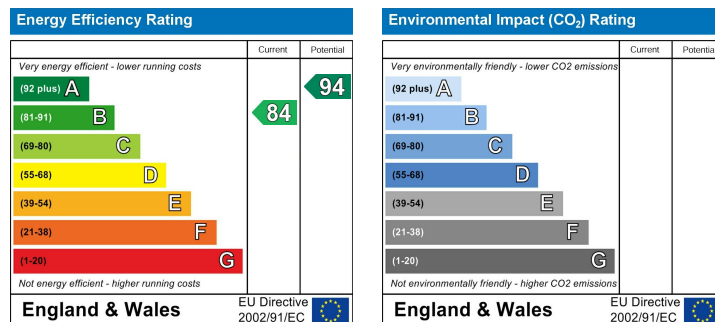
## Floor Plan



Total floor area 97.0 sq.m. (1,044 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

## Energy Efficiency Graph



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