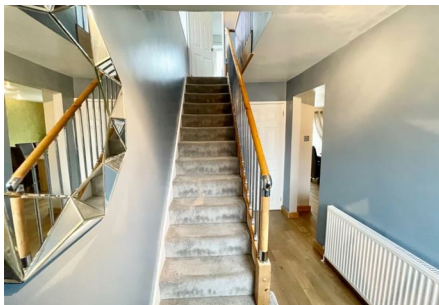




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 54 Wheatfield Avenue, Huddersfield, HD3 4FR

**Price Guide £199,950**

Offered for sale by ADM Residential is this "SEMI-DETACHED PROPERTY WITH GARDENS & DETACHED GARAGE" \* THIS THREE BEDROOM RESIDENCE OFFERS FAMILY SIZED ACCOMMODATION, MODERN BATHROOM AND OPEN PLAN LIVING SPACE. Offered for sale is this three bedroomed semi-detached property conveniently placed for all the amenities, country walks, local highly regarded schools, bus routes, the M62 motorway networks, local bistros and shops of Lindley. The property boasts, gas central heating, double glazing and security alarm the accommodation which is set over two floors, comprises of: entrance door leads to a delightful reception hallway, open plan lounge/dining room and separate modern kitchen with access to the side aspect. To the first floor landing: a modern house bathroom and three good sized bedrooms with access to a loft hatch. Externally offering gardens to the front and rear aspect with paved driveway which provides ample off street parking. To the rear is an enclosed well maintained southerly facing gardens with decked patio. Ideally suitable for a variety of buyers this property must be viewed so not to avoid disappointment. Tel ADM Residential today on 01484-644555

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

An entrance uPVC door leads to:

## RECEPTION HALLWAY



This is a delightful reception hallway, featuring a uPVC opaque double glazed window to the front aspect, chrome spindle balustrade staircase providing access to the first floor landing. Finished with wall mounted gas central heated double radiator and oak wood flooring, door leads to:

## OPEN PLAN LOUNGE/DINING ROOM 26'7 x 11'6 (8.10m x 3.35m'1.83m)



A 26ft open plan living/dining space which is perfect for entertaining: (Please note all furniture can be purchased via further negotiations)

## LOUNGE AREA



Positioned to the front of the property is the

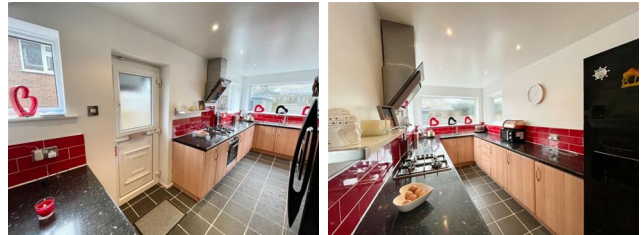
lounge area featuring uPVC bay window which provides an abundance of natural light, featuring wall mounted Smeg gas fire, T.V Point, wall mounted gas central heated double radiator and finished with Oak wood flooring:

## DINING AREA 26,7 x 11,6 (7.92m,2.13m x 3.35m,1.83m)



Positioned to the rear of the property is the dining area, with Upvc patio doors providing access to the rear garden. Featuring a wall mounted gas central heated double radiator and finished with ceiling LED spot lighting and Oak wood flooring:

## MODERN KITCHEN 21'7 x 9'3 (6.58m x 2.82m)



A modern fitted kitchen with triple aspect uPVC double glazed windows over looking the rear and side elevations. Featuring a matching range of base units in Beach wood effect with contrasting laminated working surfaces, tiled splash backs, inset stainless steel sink unit with drainer and a designer mixer tap. Integral electric oven, four ring gas hob with a matching headroom extractor hood over. Space for a large fridge/freezer, plumbing for an automatic washing machine. Finished with underfloor heating, ceiling spot lighting and tiled effect flooring, uPVC door leads to the side aspect:

## TO THE FIRST FLOOR LANDING



To the first floor landing there is a double glazed uPVC opaque window to the side aspect, featured chrome spindled balustrade, access to a loft hatch providing useful storage space and light. Doors leading to:

### **BEDROOM ONE 14,8 x 14,7 (4.27m,2.44m x 4.27m,2.13m)**



A beautifully appointed double bedroom with uPVC window to the front aspect. Featuring T.V point and wall mounted gas central heated double radiator:

(Please note furniture can be purchased via further negotiations)

### **BEDROOM TWO 14,7 x 14,3 (4.27m,2.13m x 4.27m,0.91m)**



A second tastefully appointed double bedroom

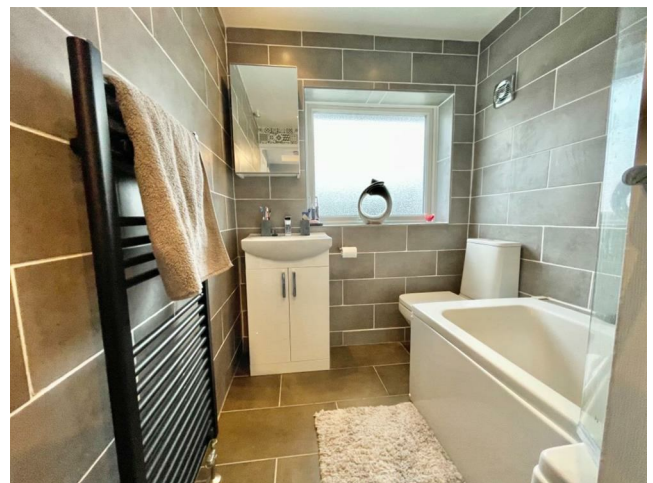
with uPVC window to rear aspect over looking the garden. Featuring internet access point and wall mounted gas central radiator: (Please note furniture can be purchase via further negotiations)

### **BEDROOM THREE 9,1 x 9,0 (2.74m,0.30m x 2.74m,0.00m)**



A third good sized bedroom with uPVC window overlooking the rear aspect with T.V.point, wall mounted gas central heated double radiator: (Please note furniture can be purchase via further negotiations)

### **MODERN HOUSE BATHROOM 9,4 x 7,1 (2.74m,1.22m x 2.13m,0.30m)**



A stunning, fully tiled, modern house bathroom with uPVC opaque window to the front aspect. Comprises of a modern three piece bathroom suite in white with chrome effect fittings, consisting of:- panelled P-shaped bath with waterfall mixer tap,

mains fitted waterfall shower over bath and matching splash screen, hand wash vanity unit with a low level flush w/c. Finished with wall mounted slate grey heated towel rail, extractor fan, ceiling spot lighting and tiled effect flooring:

### EXTERNALLY



Externally to the front of the property is a lawned garden area with a flagged patio for planters and dwarf wall boundaries, driveway to the side which provides off-road parking leading to a detached garage. The rear garden is south westerly facing for evening dining or entertaining and is largely Astro turfed lawn with crazy paved areas, raised decked patio with matching balustrade perfect for Bistro dining in the summer months. Finished with fenced boundaries and an outside security light:

### DETACHED GARAGE



A single detached garage with up and over door and side windows:

### ALL FURNITURE

Please note the furniture in this property can be purchased under further negotiations with the agent, please ask us for further details:

### ABOUT THE AREA

About the area are as follows: OAKES

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.

### 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 Leasehold with approximately 957 years remaining. Approximately £7.50 per annum. (Lady Brook Security ) freeholder

### 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 Or lettings@admresidential.co.uk

We also offer you a virtual viewing firstly which can be downloaded via the youtube link here:

Covid19 Guidelines we advise all viewer to attend with PPE, KEEP SPACE, any questions you might have to call the office to discuss:

Please ask the expert agents for the detail;

#### **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.

#### **Council Tax Bands**

The council Tax Banding is "C "

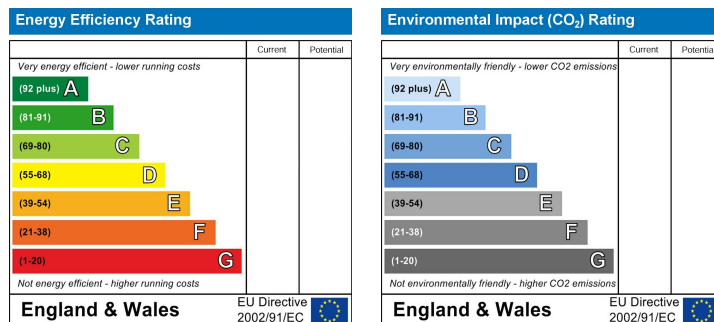
Please check the monthly amount on the Kirklee Council Tax Website .

#### **Boiler**

Please note the boiler is approximately TBA

## Floor Plan

### Energy Efficiency Graph



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