

**21 Broomfield Terrace, Huddersfield, HD1 4QE****Price £89,995**

SOLD BY ADM RESIDENTIAL Marketed by ADM Residential *FOR SALE* is this delightful, one bedroom, end of terrace property with patio garden area and on street parking. Being located in this very popular residential area of Marsh of Huddersfield and set back from the main flow of traffic, central for all village amenities, bus routes, and approx 1 mile from town center with excellent links to the M62 motorway network. Suitable for an array of buyers including *INVESTORS* and *F.T BUYERS*, the accommodation comprises of: entrance door leading to a well appointed lounge with feature fireplace, modern kitchen with access to a useful storage space. To the first floor landing: one large, double bedroom and modern bathroom with shower over bath. Externally, the property boasts a flagged shared area to front with on street parking and a flagged patio garden to the rear. Viewings are highly recommended to appreciate the property on offer! Telephone ADM Residential on 01484 644555 to arrange your viewing!

ENTRANCE DOOR

Entrance uPVC door leading into:

MODERN LOUNGE 12'6" x 12'4" (3.81 x 3.76)



Well appointed, neutrally decorated lounge with uPVC window to the front aspect and staircase rising to the first floor landing. Featuring a modern fire surround with inset electric fire, coved ceiling, dado rail, T.V point and telephone point. Finished with wall mounted gas central heated radiator, laminated wood effect flooring and door leading to:

KITCHEN 8'9" x 6'3" (2.67 x 1.91)



Set to the rear of the property is this delightful, modern kitchen with uPVC window overlooking the rear aspect. Featuring a matching range to base and wall mounted units in White with contrasting laminate working surfaces, complimentary tiled splash backs, inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and four ring gas hob with stainless steel extractor hood over. Finished with inset ceiling spot lighting, wall mounted gas central heated radiator and tiled flooring. UPVC door leads to the rear:

STORAGE AREA

Useful storage room:

TO THE FIRST FLOOR LANDING



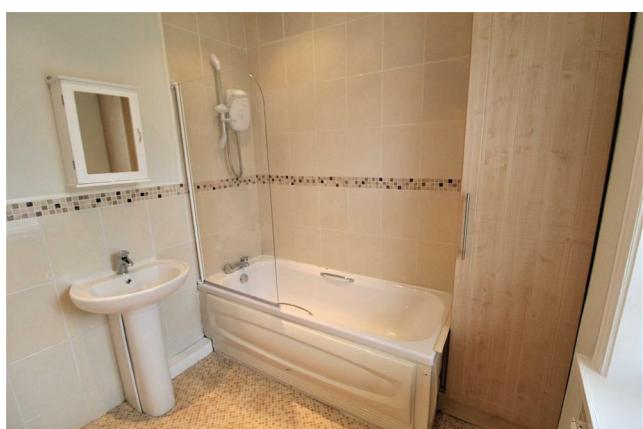
Staircase leading from lounge to first floor landing, gas central heated radiator, doors leading to:

BEDROOM ONE 10'2" x 11'4" (3.10 x 3.45)



A fantastic sized, double bedroom with uPVC window to the front aspect. Finished with wall mounted gas central heated radiator:

HOUSE BATHROOM



A partly tiled, modern three piece bathroom suite in white with uPVC opaque window to the rear aspect and chrome effect fittings. Comprising of: panelled bath with mixer tap and electric shower

over bath with splash screen, hand wash pedestal basin with mixer tap and low level flush w/c. There is also a built-in cupboard which houses the boiler. Finished with a wall mounted central heated radiator and mosaic tiled effect vinyl flooring:

EXTERNALLY

To front elevation having flagged area with on street parking. To the rear is a flagged patio area, ideal for enjoying a peaceful evening:

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 can also offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for the detail.

ABOUT THE AREA

About the area are as follows:

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.

Tenure

This property is LEASE HOLD

Lease Start Date 02/05/1888

Lease End Date 25/03/2886

Lease Term 999 Years From 25 March 1887

Lease Term Remaining 862 years

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9868-2089-6288-5947-5960>

Council Tax Bands

The council Tax Banding is "A"

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

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.

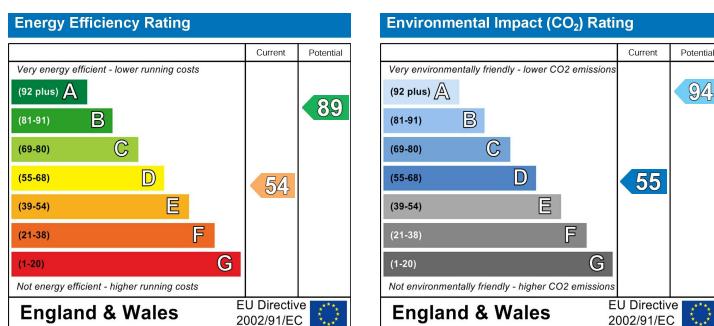
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Energy Efficiency Graph



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