



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 42 Grange Avenue, Huddersfield, HD7 6AQ

**Price Guide £140,000**

**\*SOLD\* \*GUIDE PRICE £140,000 TO £150,000\* \*RIPE FOR RENOVATIONS\* "GREAT POSSIBILITIES FOR THIS THREE BEDROOM END TERRACE"**  
Offered for sale by ADM Residential is this good sized end terrace property which has accommodation set over three floors, gardens to front side and rear with stunning views. Ideally being well placed for all local amenities in this highly sought after village of Marsden and excellent access to Leeds and Manchester via the local railway station. The property also benefits from good commuter links to city centres, perfectly situated for countryside walks, with access to the Peaks, canals and reservoirs. The property offers double glazing and gas central heating, briefly comprising of: entrance door leading to the hallway, spacious lounge, galley kitchen and a separate dining room. To the lower floor there are two large rooms and a storage room, with access to the rear garden. To the first floor there are three bedrooms and house bathroom. Externally the property has a small frontage with an enclosed corner plot garden and stone wall boundaries with on street parking. To the rear access is via stone steps which lead to the garden area. **\*NO CHAIN\*** Viewings are with the agent so please telephone 01484 644555 to arrange a viewing or virtual viewing today!

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

Entrance door leading to:

## HALLWAY



Hallway with staircase rising to the first floor landing, door leads to:

## LOUNGE 14'11 x 12'10 (4.55m x 3.91m)



A very spacious lounge with Upvc window to the front aspect, featuring a wood fire surround with coal effect fire gas fire, picture rail, built-in drawers to one alcove and door leads to:

## DINING ROOM 11'11 x 10'3



Set to the rear aspect is this dining room which takes full advantage for the stunning rear views via Upvc window, featuring mahogany wood fire surround with inset mirror, tiled back and hearth, inset gas fire, coved ceiling and wall mounted gas central heating radiator:

## GALLEY KITCHEN 15'5 x 5'5 (4.70m x 1.65m)



A galley kitchen with Upvc window to the rear aspect, featuring matching base and wall units in cream with wood trim and working surfaces, inset stainless steel sink unit with twin taps, gas cooker point, wall mounted gas central heated radiator finished with laminated flooring. Door leads to:

## TO THE LOWER FLOOR

To the lower floor, via descending staircase :

## ROOM ONE 12'0 x 12'0 (3.66m x 3.66m)

A perfect space to renovate, featuring window to the side aspect, stone table and door leading to:

## ROOM TWO 12'7 x 12'1 (3.84m x 3.68m)

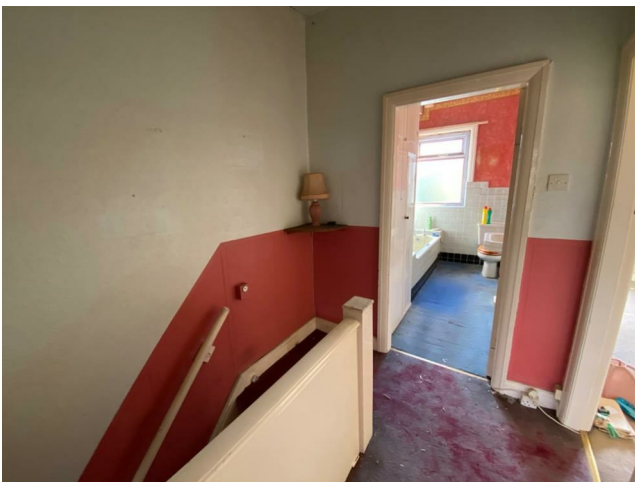


A large second room with ample light from the twin aspect windows which overlook the rear garden, there is also a Belfast style sink with tap and wall mounted combi-boiler:

### STORAGE ROOM

A useful storage cupboard:

### TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to:

## BATHROOM 10'1 x 5'6 (3.07m x 1.68m)



A partly tiled house bathroom with Upvc window to the rear elevation consisting of a three piece suite in white, comprising of bath, overhead Triton shower unit, hand wash pedestal and low level flush w/c. Finished with gas central heated radiator, extractor fan and useful storage cupboard:

## BEDROOM ONE 12'4 x 10'5 (3.76m x 3.18m)



A double bedroom with Upvc window to the rear elevation, fitted wardrobes to one wall and gas central heated radiator:

## BEDROOM TWO 12'7 12'6 (3.84m 3.81m)



A second good sized double bedroom with Upvc window to the front aspect, featuring an ornamental cast iron fire place and wall mounted gas central heated radiator:

### BEDROOM THREE 8'1 x 7'1 (2.46m x 2.16m)



A third bedroom with Upvc window to the front aspect, bulk head storage and a wall mounted gas central heated radiator:

### EXTERNALLY

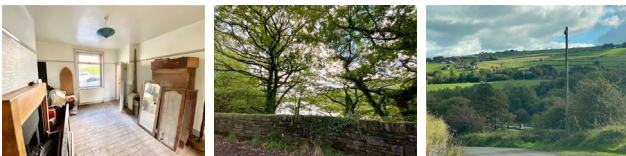


To the front of the property is a small stone walled garden with access to a corner plot (would be possible to extend subject to the relevant planning.) To the rear is an enclosed garden, ideal for alfresco dining and barbecuing with shed and storage unit:

### EXTRA PHOTOS



### FURTHER INFORMATION



The scope for this property is extensive, a potential holiday let investment, buy to let investment or a

programme of renovations. The property must be viewed to appreciate the style and nature of the accommodation on offer.

Marsden is a thriving village and continues to grow with a good range of local shops, public houses and bistros. It has a good range of transport links including railway station providing links to Manchester and Huddersfield. There are a good range of recreation facilities also, including the Huddersfield Narrow Canal which is a navigable waterway and many local countryside walks. Marsden is a large village within the Metropolitan Borough of Kirklees district, in West Yorkshire, England. It is in the South Pennines close to the Peak District which lies to the south. The village is 7 miles west of Huddersfield at the confluence of the River Colne and the Wessenden Brook.

### Tenure

This property is Freehold (TBC)

### 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 Band

The council Tax Banding is "B"

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

### DISCLAIMER

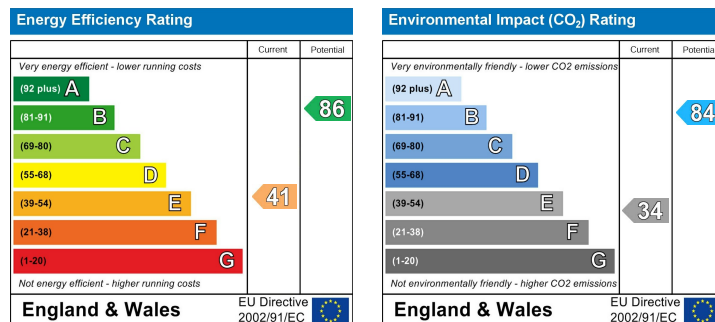
Please attend with a torch due to no power at the property:

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.

## Floor Plan

### Energy Efficiency Graph



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