



# RESIDENTIAL

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## 20 Springwood Hall Close, Huddersfield, HD1 4HH

**Asking Price £74,995**

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### ENTRANCE DOOR

A uPVC entrance door with twin glass panels leads to:

### ENTRANCE HALL



Entrance hall with wall mounted lighting and staircase leading to the first floor landing:

### TO THE FIRST FLOOR LANDING



Hallway with access to a loft hatch, wall mounted thermostat and doors leading to:

### STORAGE ROOM

Useful storage room with bulk head:

### BEDROOM ONE 13'8" x 9'3" (4.17 x 2.82)



Good sized double bedroom with uPVC window overlooking the rear aspect. Featuring built-in wardrobe and storage cupboards to one wall. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

### LOUNGE 13'7" x 9'9" (4.16 x 2.99)



Spacious lounge with uPVC window overlooking the rear communal garden. Featuring pinewood effect fire surround with wall mounted electric fire. Finished with wall mounted gas central heated radiator:

### KITCHEN 12'5" x 7'7" (3.80 x 2.32)



Kitchen with uPVC window overlooking the front aspect. Featuring a matching range of base and wall mounted units in Cream with laminate effect working surfaces and tiled splash backs. Inset

stainless steel sink unit with drainer and mixer tap, gas cooker point, plumbing for an automatic washing machine and ample space for a fridge freezer. Finished with wood effect vinyl flooring and gas central heated radiator:

### SHOWER ROOM



Partly tiled shower room with uPVC opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: step-in shower cubicle with mains fitted shower and bi-folding glass door, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and laminate effect flooring:

### EXTERNALLY



The property boasts garden area to the front aspect with flagged path and large communal gardens to the rear. There is also off road communal parking with allocated space:

### 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: Spring Grove Junior Infant & Nursery School, Huddersfield Grammar School & Nursery, Paddock Junior, Infant & Nursery School, Brambles Primary Academy

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 1 mile from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities, Green Head Park and the Huddersfield Royal 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)

### Council Tax Bands

The council Tax Banding is "A"

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

### Tenure

This property is Leasehold - Estimated Service Charge of £80.80 per annum and Ground Rent of £10.00 per annum.

Lease Start Date: 31/03/2003

Lease End Date: 31/03/2128

Lease Term: 125 Years

Lease Term Remaining: 103 years

### Key Facts For Buyers

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3519428](https://sprift.com/dashboard/property-report/?access_report_id=3519428)

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2119-9041-1137-1183-2211>

## **FURTHER INFORMATION**

This property is ex-council. The central heating system has a communal boiler which is maintained and serviced by Kirklees Neighbourhood Housing with a service charge of approximately £1.92 as waiting on sellers confirmation of costs for 2024.

## **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.

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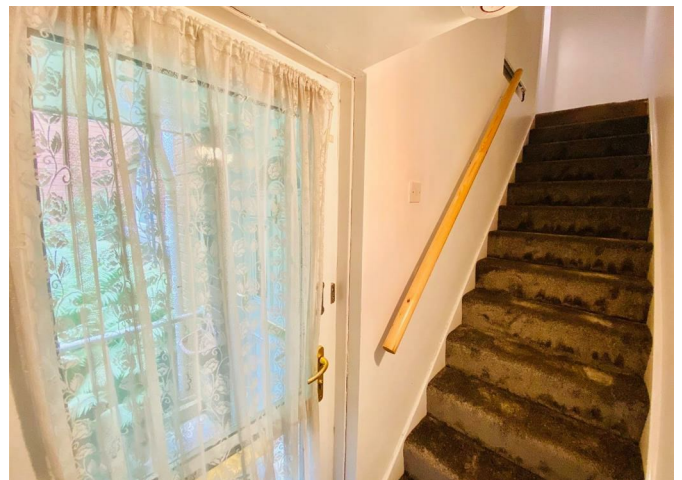
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Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

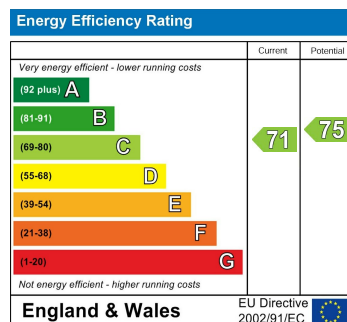
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## Energy Efficiency Graph



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