



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

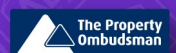


## 43 Western Road, Huddersfield, HD4 5TH

**Price Guide £145,000**

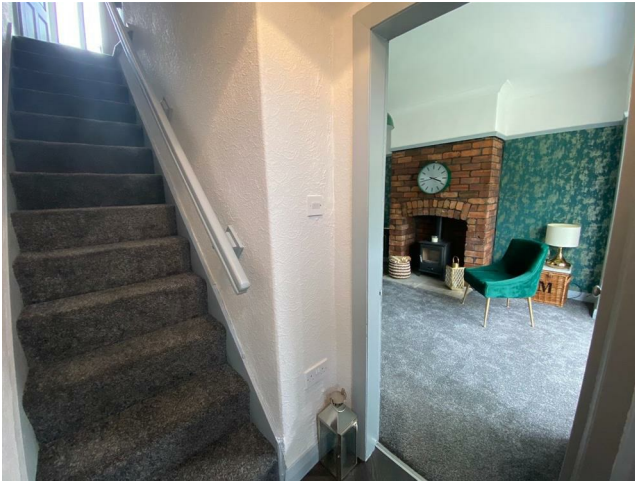
"UNDERGONE A PROGRAM OF RENOVATIONS" \*A READY TO MOVE INTO CONDITION\* PERFECT F.T.BUYERS HOME, This two double bed roomed "SEMI-DETACHED" property, this beautifully decorated property is set within this ever popular location of Cowlersley, ideally located close to all village amenities, bus routes and local schools. The property boasts gas central heating and newly fitted Upvc double glazing dual colour door. This extremely well sized accommodation will suit an array of buyers makes an ideal purchase for the growing family or f.t.buyers starter home. Briefly comprises of :- Entrance hallway, spacious lounge with a feature fireplace and bay window, a beautiful dining kitchen with patio doors. To the lower floor landing, two good bedrooms and a modern house bathroom with shower over bath. Externally, the property offers well maintained gardens to front and rear with raised decked area, flagged patio and views across the hillsides to the rear. An early inspection is highly recommended to see what this property has to offer. Tel 01484 644555 or book a viewing today:

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: sales@admresidential.co.uk  
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## ENTRANCE DOOR

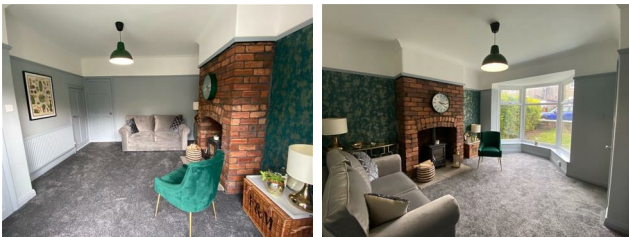


Entrance composite Security door leads to;

## HALLWAY

Entrance hallway with staircase giving access to first floor landing a double panelled gas central heated radiator, door leads onto:

## STUNNING LOUNGE WITH BAY 14'9 x 11'10 (4.50m x 3.61m)



A recently decorated and very tastefully appointed modern lounge, with Upvc double glazed bay window overlooking the front aspect, featuring an exposed brick chimney breast with inset wood burner stove stone hearth, coved ceiling, picture rail, T.v. Point, Telephone point, wall mounted gas central heated radiator, door leads to an under stair storage cupboard finished with wood effect flooring and door leading to:

## DINING KITCHEN 14'10 x 7'8 (4.52m x 2.34m)



This newly renovated stunning, very well appointed dining kitchen with Upvc window to rear elevation and Upvc patio doors which leads onto the decked patio. This modern kitchen featuring a matching range of base and wall units in Space Grey with soft close and satin chrome effect fixings. Consisting of complementary laminate working surfaces with matching edging, inset scratch resistant resins sink unit with mixer taps. Integral stainless steel electric oven and four ring gas hob with a matching extractor hood over. Newly fitted integrated washing machine and dishwasher there is a space for a fridge freezer. Finished with laminate effect vinyl flooring and a wall mounted gas central heating radiator:

## DECKING

Decked patio with underneath storage area: great for bistro dining in the summer months:

## TO THE FIRST FLOOR



To the first floor landing providing access to all rooms:

## NEW HOUSE BATHROOM 5'11 x5'5 (1.80m x1.65m)



New fitted, modern, partly tiled, family bathroom with Upvc opaque window to rear elevation and chrome effect fittings. Featuring a three piece bathroom suite in white, comprising of: P-Shaped panelled bath with thermostatic shower over bath and splash screen, vanity sink unit and low level flush w/c, Finished with wall mounted extractor, vinyl flooring and a wall mounted contrasting heated towel rail:

## BEDROOM ONE 12'2 x 10'8 (3.71m x 3.25m)



Tastefully appointed main double bedroom with Upvc window to front aspect, built-in wardrobe's to one alcove and a wall mounted gas central heating radiator:

## BEDROOM TWO 9'9 x 8'9 (2.97m x 2.67m)



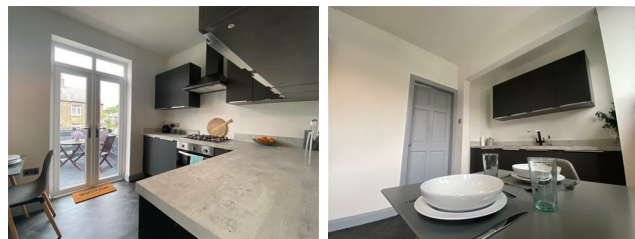
A tastefully decorated second double bedroom with uPVC window to the rear aspect, finished with a wall mounted gas central heating radiator:-

## EXTERNALLY



The property boasts partly lawned gardens to front elevation with pebbled area, hedge and fenced boundaries. To the side a further pebbled area leads to the rear garden. To the rear: private enclosed mainly flagged and lawned garden with a raised decked area and underneath storage space, leading to a dwarf door for access to under house storage. Finished with fenced boundaries and flagged paths:

## EXTRA PHOTOS



## FURTHER LOUNGE PHOTOS



## ABOUT THE AREA

About the area are as follows:

Local schools are: Linthwaite Ardron Junior and Infant School, Cowlersley Primary School, Wellhouse Junior and Infant School (Primary), Ofsted Linthwaite Clough J I & Early Years Unit , Colne Valley High School (Secondary) With fantastic commuter links to the Motorway and great schools in the immediate vicinity, Locally are a range of popular shops, chemist, dentist in the village of Milnsbridge and 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 youtube link.

Please ask the agents for the detail.

## **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 Bands**

The council Tax Banding is "A "

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

## **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.

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No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

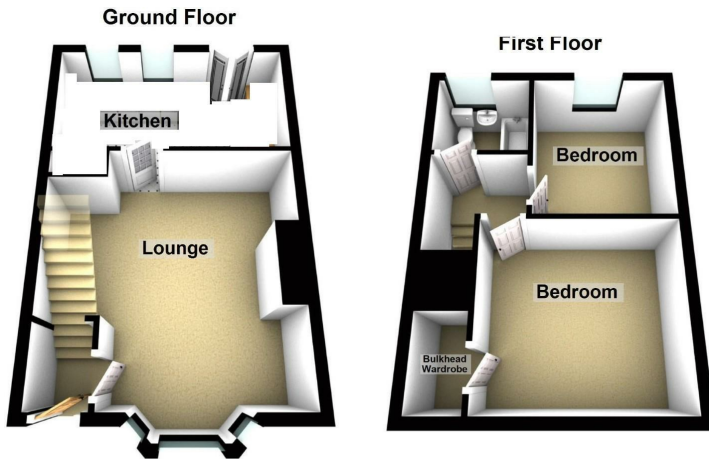
## **Tenure**

Tenure - This property is leasehold with ground rent of £2.50 per year which has been paid 10 years in advance. Further information is available upon request via our client's legal representative.

APPROX 999 YEARS

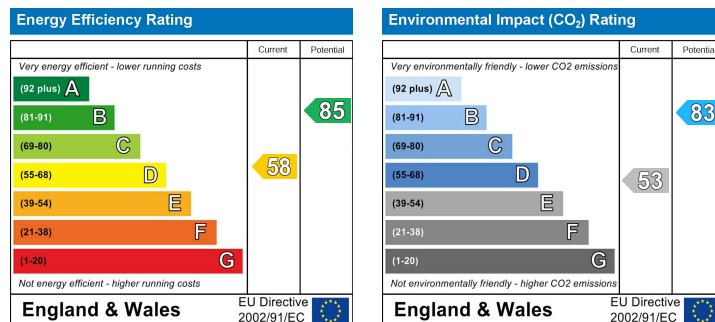


## Floor Plan



BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
Plan produced using PlanUp.

## Energy Efficiency Graph



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