



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 67 Hazel Grove, Huddersfield, HD7 5TQ

**Offers In Excess Of £109,950**

**\*SOLD\* BY THE MAIN SELLING AGENT ADM RESIDENTIAL\*\*\*\* \*AVAILABLE FOR SALE\* TWO BEDROOMS, MODERN SPEC, \*\*VIEWINGS ARE HIGHLY RECOMMENDED\*\* \*\* VIEWING ARE WITH THE AGENT ONLY\*\***

A stunning inner terrace, two bedroom property with low maintenance gardens to front and rear and off road parking space. Situated in the highly popular area of Linthwaite, convenient for schools and village amenities the property is well placed for daily commuting having easy access to Huddersfield centre and easy reach via the M62. The property is ideally suited to a young growing family/or sem- retirement purchase. The property boasts gas c/heating, d/glazing and comprises of:- Entrance hallway, spacious modern lounge, modern dining kitchen with access to the rear aspect. To the first floor landing: two double bedrooms and a modern family bathroom. Externally: low maintenance gardens to front and well maintained gardens to the rear with off road parking space. To arrange an internal viewing of this property today please call 01484 644555!

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### Entrance Door

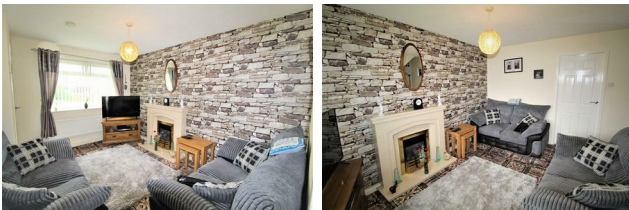
Upvc entrance door leading to:

### Hallway



Entrance hallway with staircase leading to the first floor landing, door leading to:

### Lounge 12'10" x 10'8"0"



A well appointed, spacious lounge with uPVC window to the front aspect providing an abundance of natural lighting. Featuring modern fire surround with marble effect back and hearth, inset coal effect gas fire, T.V Point, telephone point, gas central heated double panelled radiator. Door leading to:

### Dining Kitchen 12'8" x 8'9" (3.86 x 2.67)



A modern dining kitchen with two aspect Upvc windows overlooking the rear gardens. Featuring a matching range of base and wall mounted units in High Gloss White, complimentary roll edge laminated working surfaces, inset resin sink unit with mixer tap and drainer. Integral electric oven and four ring gas hob with an extractor hood over,

space for a fridge freezer. Plumbing for an automatic washing machine, finished with tiled effect flooring, kicker heater, ample power points, door leading to:

### To The First Floor Landing

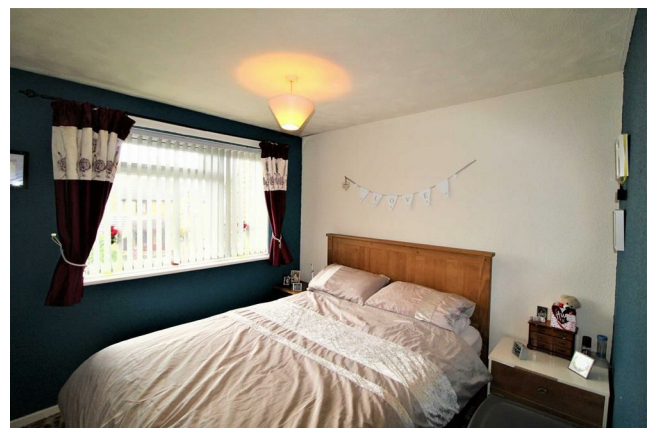
Staircase rises to the first floor landing, access to a loft hatch, doors leading to:

### Modern House Bathroom 5'5" x 5'1" (1.65 x 1.55)



A fully tiled, modern three piece bathroom suite in white with chrome effect fittings, featuring a Upvc opaque window to rear elevation. Comprising of panelled P-shape bath with splash screen, water fall shower, incorporating a hand wash pedestal with chrome waterfall tap and a low level flush w/c. Finished with tile effect flooring and chrome heated towel rail:

### Bedroom One 12'8" x 12'8" (3.86 x 3.86)



Well appointed, large double bedroom with Upvc window to front elevation, useful walk-in storage cupboard:

### Bedroom Two 10'1" x 6'10" (3.07 x 2.08)



A second double bedroom with Upvc window to rear aspect, wall mounted combi- boiler:

### Externally



The property benefits from well maintained low maintenance gardens to the front aspect with flagged pathway. To the rear, an enclosed beautifully cared for . Lawned gardens with flagged paths and pebbled areas leading to rear garden gate leading to off road parking space. Finished with fenced boundaries, and further on street parking to the front aspect:

### Off Road Parking



There is one allocated parking space for the property. ( lease parking at rear)

### FURTHER INFORMATION

EPC ON ORDER.

The property is Leasehold - 999 year lease.  
GROUND RENT £90.00 A YEAR AND SERVICE CHARGE IS £16.00 POUNDS A MONTH

Set within the highly regarded residential area of Huddersfield:

Boasting Views to the front elevation:

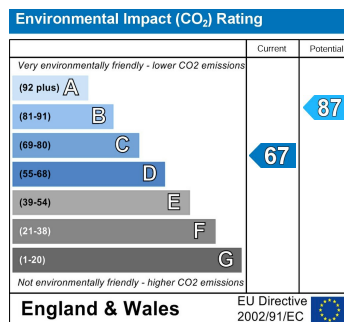
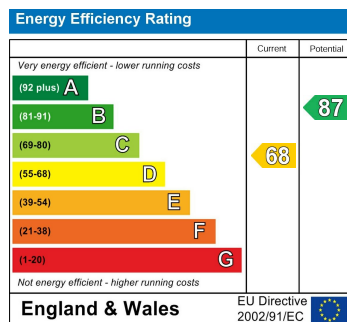
The Local Schools Area Are As follows:-

Cowlersley Primary School, Linthwaite Ardron Junior and Infant School, Wellhouse Junior and Infant School (Primary)

Ofsted Linthwaite Clough J I & Early Years Unit, Colne Valley High School (Secondary)



### Energy Efficiency Graph



#### 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. 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.