



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 10 Crescent Road, Huddersfield, HD4 7HG

### Offers Over £199,995

"A STUNNING FAMILY HOME OFFERED FOR SALE BY ADM RESIDENTIAL" This perfect starter home offers well kept gardens and off road parking, this impressive, beautifully decorated, three bedroom inner terrace property, has been renovated by the current owners and offering family sized accommodation with a ready to move into condition. Ideally located in Netherton close to all village amenities, local schools, bus routes and being accessible to the M62 motorway linking East Lancashire to West Yorkshire. Boasting gas central heating and double glazing throughout, briefly comprises of: entrance door leads to a welcoming reception hallway, well appointed lounge and spacious dining kitchen with stable door providing access to the rear garden. To the first floor landing: three good sized bedrooms and a modern house bathroom. Externally the property offers off road parking for two vehicles to the front aspect, to the rear is a well maintained tiered garden with flagged patio and astro turfed areas with an historical air raid shelter. This property must be viewed to fully appreciated the space on offer! Call ADM Residential today on 01484 644555 to arrange your viewing appointment! \*VIRTUAL VIEWING AVAILABLE SOON\*

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

An dual colour, composite security door with opaque obscure glazing and skylight, opening onto:

## HALLWAY



A welcoming, L-shaped, partly panelled and newly decorated reception hallway with staircase rising to the first floor landing. Twin featured wall mounted gas central heated radiators and vinyl effect flooring. Doors lead to:

## LOUNGE 16'2 x 11'1 (4.93m x 3.38m)



A beautifully decorated, contemporary lounge with uPVC window overlooking the front aspect allowing ample natural light to flood the room. Featuring modern fire surround with open fire place, tile back and tiled hearth. Finished with coved ceiling, T.V point, telephone point, wall mounted featured gas central heated radiator and laminated wood effect flooring:

## DINING KITCHEN 18'5 x 10'5 (5.61m x 3.18m)



Being the heart of any home is this modern, spacious dining kitchen with twin aspect uPVC windows and uPVC stable door to the rear aspect. Featuring a matching range of Shaker Style base and wall mounted units in Matt Ash Grey with satin chrome effect fittings, complementary

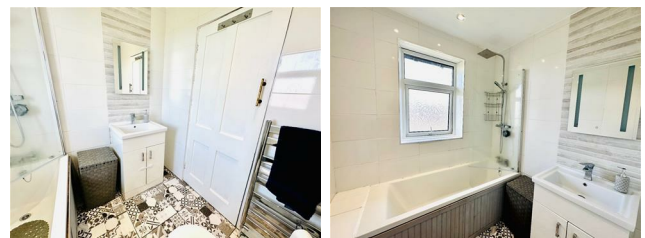
butcher block working surfaces and contrasting tiled splash backs, inset stainless steel 1 and 1/2 sink unit with drainer and mixer tap. Integrated electric oven and four ring gas hob. There is plumbing for an automatic washing machine and dryer with ample space for fridge freezer and dining table and chairs. Finished with featured wall mounted gas central heated radiator and oak effect laminated flooring, access to under stairs storage and Doors leading to:

## TO THE FIRST FLOOR LANDING



A Staircase rises to the first floor landing with access to the loft via hatch and doors leading to:

## BATHROOM 6'7 x 6'4 (2.01m x 1.93m)



A fully tiled, modern house bathroom with opaque uPVC window to rear aspect with chrome effect fittings. Featuring a three piece modern fitted bathroom suite in white, comprising of:-panelled bath with splash screen with mains fitted waterfall shower unit and shower attachment, hand wash vanity unit with waterfall mixer tap and low level flush w/c. Finished with wall mounted chrome heated towel rail and mosaic tiled flooring:

### BEDROOM ONE 13'9 x 9'10 (4.19m x 3.00m)



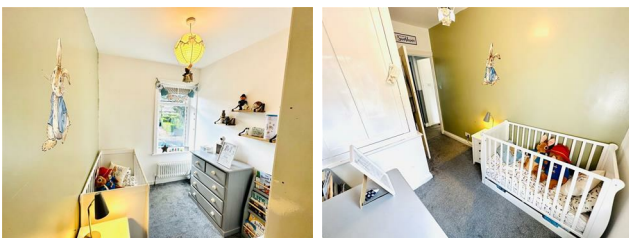
A generously sized double bedroom with uPVC window to the front aspect, boasting fitted wardrobes to one wall and a wall mounted gas central heated radiator:

### BEDROOM TWO 11'5 x 9'8 (3.48m x 2.95m)



A second good sized double bedroom with uPVC double glazed windows to the rear aspect, finished with wall mounted gas central heated radiator:

### BEDROOM THREE 10'7 x 6'8 (3.23m x 2.03m)



A third bedroom with uPVC double glazed window to the front aspect, boasting bulk-head storage cupboard and a featured wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts a gravelled double driveway to the front aspect with ample off road parking for two vehicles, outside bin storage unit and fenced boundaries. To the rear is a tiered large garden boasting flagged patio with access to the under house storage, an ideal space for enjoying the summer months. The second level is a large astro turfed lawn with steps leading to the third section which houses a former air raid shelter. Finished with fenced and hedged boundaries with a gate providing access to the rear: A perfect area to entertain guests and enjoy family time.

### FURTHER PHOTOS



Further photographs:

### 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: Netherton Infant and Nursery School, South Crosland C Of E Junior School, Beaumont Primary Academy, Netherton Pre School, Castle Hill School. Conveniently located with access to the M62 motorway networks, close to Huddersfield town centre:

### Council Tax Bands

The council Tax Banding is "B"

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

### Tenure

This property is Freehold.

### 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.

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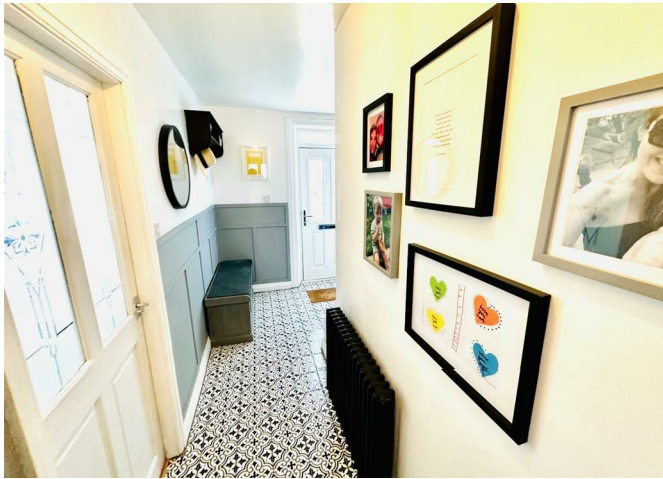
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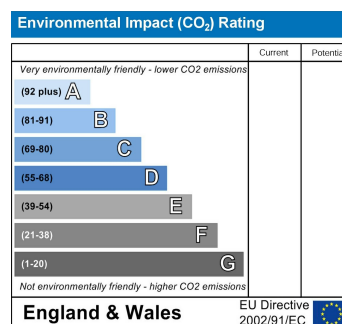
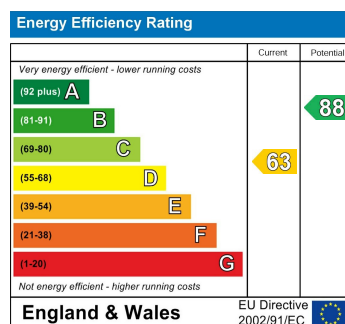
#### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8541-7229-6610-7264-5992>





## Energy Efficiency Graph



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