



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 15 Crow Lane, Huddersfield, HD3 4PH Offers In The Region Of £125,000

\*A TRUE CREDIT TO IT'S CURRENT OWNER\* Welcome to this well appointed property located on Crow Lane in the popular village of Milnsbridge. Built in the early 1900s, this delightful home boasts a cosy lounge and spacious dining kitchen, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or guests to stay over. The spacious dining kitchen is ideal for preparing delicious meals and enjoying them with loved ones. The modern shower room provides convenience and style for your daily routines. Step outside to the lovely patio garden, where you can create your own oasis of tranquillity. The village location adds to the appeal of this property, offering a peaceful and tight-knit community for you to become a part of. Don't miss out on the opportunity to make this house your home. With its historical charm, modern amenities, and quaint surroundings, this property on Crow Lane is sure to capture your heart. Contact us today to arrange your viewing! \*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

UPVC entrance door leading to:

## LOUNGE 13'9 x 12'0 (4.19m x 3.66m)



Well appointed, neutrally decorated lounge with uPVC double glazed window overlooking the front aspect. Featuring a wooden fire surround with inset gas fire, marble effect back and hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator:

## DINING KITCHEN 13'9 x 9'8 (4.19m x 2.95m)



Spacious dining kitchen with uPVC double glazed window and door leading to the rear garden. Featuring a matching range of base and wall mounted units in Oak wood effect with chrome effect fittings, roll edged laminate working surfaces, matching tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven with four ring gas hob, integral fridge freezer with plumbing for an automatic washing machine. There is also a useful under stairs storage cupboard. Finished with wall mounted, double panelled gas central heated radiator and wood effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with wall mounted gas central heated radiator and doors leading to all rooms:

## BEDROOM ONE 13'9 x 12'0 (4.19m x 3.66m)



Generously sized double bedroom with twin aspect uPVC double glazed windows overlooking the front aspect. Featuring a useful built-in wardrobe and finished with wall mounted double panelled gas central heated radiator:

## BEDROOM TWO 9'8 x 7'9 (2.95m x 2.36m)



A good sized second double bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted double panelled gas central heated radiator:

## MODERN SHOWER ROOM 7'2 x 5'6 (2.18m x 1.68m)



A partly tiled, modern shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings comprising of: step in shower cubicle with sliding glass doors, hand wash vanity unit and low level flush w/c. Finished with wall mounted vertical chrome heated towel rail and vinyl effect flooring:

### EXTERNALLY



Externally the property boasts a small frontage with wrought iron fenced boundaries and on street parking. To the rear is a low maintenance, well kept patio garden with pebbled borders and fenced boundaries - an ideal space for bistro dining and enjoying the summer months:

Please Note: There is right of access.

### 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: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Huddersfield Grammar School & Nursery, Beaumont Primary Academy.

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as

access to 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)

### 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, however does have two titles - To Be Advised.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8602-7875-0329-9506-4513>

### 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.

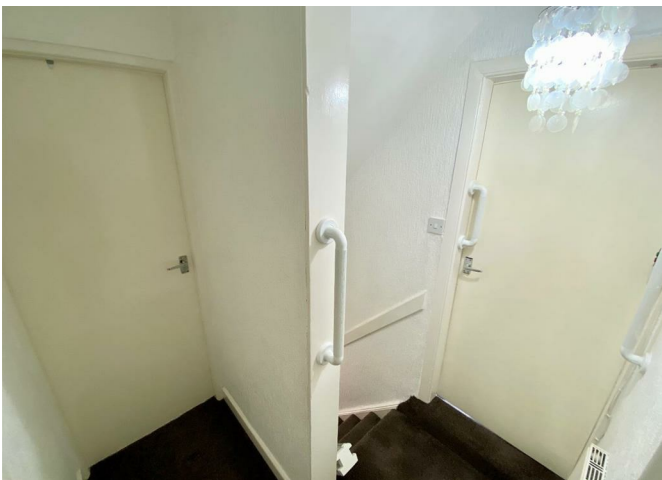
Appliances & services have not been tested. Intending purchasers should not rely on them as

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.

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## Energy Efficiency Graph

| Energy Efficiency Rating  | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not energy efficient - higher running costs                       |                            |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  | Current                    | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                            |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |           |

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