ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

28 Dudley Road, Huddersfield, HD1 4LZ

Best Offers Around £145,000

"GUIDE PRICE £145,000 TO £149,950" **PERFECT FAMILY PURCHASE, MARSH OF HUDDERSFIELD** *Located in the heart of Marsh* **OFFERED FOR SALE WITH NO ONWARD CHAIN AND VACANT POSSESSION** A perfect family starter home, F.T. Buyers purchase looking for the Marsh and Lindley commuter links and schools. Positioned within this very popular residential location of Marsh, is this well appointed "good sized" three bedroom, extended through terrace property with access to a detached garage to the rear and gardens. Ideally situated close to an array of local shops, well regarded schools, Lindley Village, M62 motorways and excellent transport links to Huddersfield's town center. The property is perfect for a family looking for a property in this prime location of Marsh, boasts gas central heating and double glazing, accommodation briefly comprising of:- entrance uPVC vestibule, large reception hallway leads to modern lounge and dining room, inner lobby and a kitchen. To the first floor landing, there are two double bedrooms and a house bathroom with a study room, To the second floor a further attic room with storage. Externally there are low maintenance gardens to the front and rear which leads a storage shed, access to a single detached garage set on a neighboring road. Tel ADM Residential on 01484 644555 for further details or to arrange a viewing today! *NOT TO BE OVERLOOKED* *NO STAMP DUTY*

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

The Property Ombudsman

ENTRANCE VESTIBULE

A entrance vestibule with Upvc windows to the side aspects, door leads to:-

RECEPTION HALLWAY

A large reception hallway featuring coved ceiling and telephone point. Finished with laminated flooring and doors leading to:

MODERN LOUNGE 13'1"'39'4"x 9'10"'19'8" (4'12x 3'6)

A spacious lounge with a Upvc window to the front elevation over looking the garden, featuring a modern fire surround with an inset pebble effect fire, TV point, coved ceiling, finished with a wall mounted gas central heating radiator and laminated wood effect flooring:-

DINING ROOM 13'1 x 9'10 (3.99m x 3.00m)

Positioned to the rear of the property is this well appointed, dining room with a uPVC double glazed window to rear aspect. Featuring a Mahogany fire surround with a mounted gas fire, access to an under-stairs storage and coved ceiling. Finished with laminated effect flooring and gas central heated radiator. Door leading to:

GALLEY KITCHEN 9'10"'9'10" x 6'6" (3.00m'3.00m x 1.98m)

The kitchen which is set to the rear aspect with uPVC windows to the rear elevation. Featuring matching base and wall units in Oak wood effect with complimentary roll edged working surfaces with tiled splash backs, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, gas cooker point with stainless steel extractor over. Finished with gas central heating radiator and tiled flooring. Door leading to rear:

INNER HALLWAY

Inner hallway with staircase rising to the first floor landing, Upvc door leads to the rear elevation:

TO THE FIRST FLOOR LANDING

To the first floor L-shaped landing with doors leading to:

HOUSE BATHROOM 6'6" x 6'6" (2 x 2)

A fully tiled house bathroom with UPVC window to the rear aspect, comprises of a modern three piece bathroom suite in white with chrome effect fittings. Consists of panelled bath with shower over and a splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted radiator and vinyl effect flooring:

BEDROOM ONE 13'11" x 9'10 (4.24m x 3.00m)

A double bedroom with Upvc double glazed window to the front elevation, fitted wardrobes to one wall and a wall mounted gas central heated radiator:

BEDROOM TWO 9'10" x 10'5" (3 x 3.20)

A second bedroom with Upvc double glazed window to the rear elevation, fitted wardrobes to one wall and gas central heated radiator:

OCCASIONAL ROOM/STUDY 3'10" x 10'7" (1.17 x 3.25)

An occasional room/study with Upvc double glazed window to the front elevation:

STAIRCASE LEADS TO

Staircase leads to the attic room:

ATTIC ROOM 15'3" x 15'1" (4.65 x 4.60)

A large attic room with double glazed dormer window to the front elevation, finished with built-in storage, wall lighting and wall mounted radiator:

EXTERNALLY

The property benefits from an elevated, low maintenance garden to front with on street parking. To the rear an enclosed low maintenance concrete garden with seating area, access to the shed and separate garage which is set off the next street and rear gated access:

SEPARATE GARAGE

A single garage with up and over door, set within a row of five detached garages this is the second to the left: (leased by Kirklees) minimum amount

ABOUT THE AREA

FIVE MINUTE WALK TO TOWN CENTER, CLOSE TO GREENHEAD PARK AND LOCAL AMENITIES.
CLOSE TO A640, PROVIDING EASY ACCESS TO THE MOTORWAY.
VARIOUS SCHOOLS AND COLLEGES WITHIN A MILE RADIUS OF THE PROPERTY.
WITHIN A MILE TO HUDDERSFIELD TRAIN STATION.

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.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel-01484 644555

Mobile Number 07780446202
Email - sales@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "B"
Approx amount per month is TBC

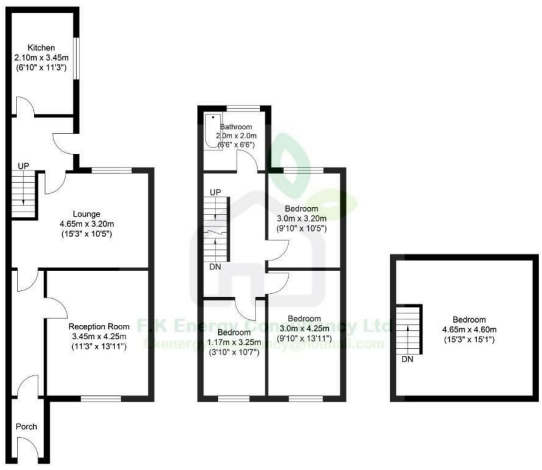
Tenure

This property is lease hold with *999 YEAR LEASE* (Paid yearly) TBA

FURTHER PHOTOS

Further Photos

Floor Plan

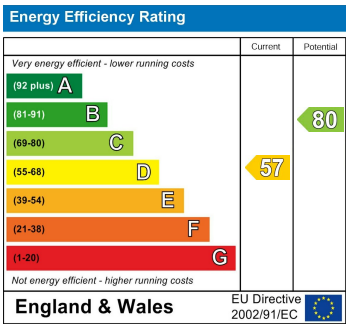


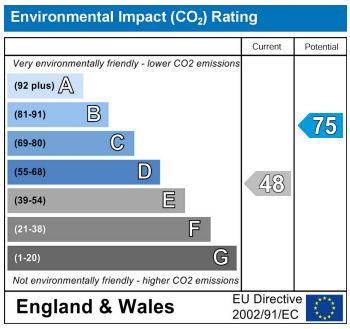
Dudley Rd, Marsh, Huddersfield HD1 4LZ, UK

Approx Gross Internal Floor Area of House 109.77 sq. m. (1181.55 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Graph





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