



RESIDENTIAL

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10 Josephine Road, Huddersfield, HD4 5UD

Price Guide £235,000

A fantastic & rare opportunity to purchase this Semi-detached Three/Four bedroom dormer bungalow occupying this delightful cul-de-sac setting with open views to the side aspect, providing especially good sized accommodation positioned in this very popular residential area of Huddersfield, with well maintained gardens and driveway leading to a detached garage. Situated close to all the local amenities, good schools and local bus routes with easy access to the M62 and Manchester links. Boasting family sized accommodation, gas central heating and double glazing, briefly comprises of:- Entrance door leading to a reception hallway with storage cupboard, spacious lounge with featured Bay window, dining room/fourth bedroom, a well appointed kitchen, a double bedroom and a house bathroom. To the first floor landing, two double bedrooms and under-eaves further storage. Externally having large gardens to the front and rear with raised tar-mac driveway to the side aspect providing ample off road parking which leads to the detached garage. DON'T DELAY CALL ADM RESIDENTIAL TODAY! Book now to arrange an appointment to viewing. Tel 01484 644555

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ENTRANCE DOOR

Entrance door leads to;

HALLWAY



A reception L-shaped hallway, featuring coved ceiling and dado rail, access to a storage cupboard housing the fuse box and meters, staircase leading to the first floor landing. Doors leading to:

LOUNGE 12'9 x 12,2 (3.66m'2.74m x 3.66m,0.61m)



A well appointed lounge with featured large PVCu double glazed bay window to front aspect which provides an abundance of natural lighting. A modern fire surround with matching back and hearth, inset flame effect gas fire. Finished with coved ceilings, wall mounted lighting and T.V.point, there is also a wall mounted gas central heated radiator:

BEDROOM ONE 12,5 x 11'5 (3.66m,1.52m x 3.35m'1.52m)



This spacious double bedroom with Upvc double glazed window to the front aspect providing an abundance of natural light and views of the open fields to the right. Featuring coved ceilings, wall mounted lighting and a wall mounted gas central heating radiator:

DINING ROOM/BEDROOM FOUR 14'6 x 7'8 (4.27m'1.83m x 2.13m'2.44m)



Well appointed dining room/fourth bedroom decorated in neutral colours and a Upvc double glazed window over looking the rear garden. Featuring coved ceiling and wall mounted gas central heated radiators:

HOUSE BATHROOM 8'1 x 5'9 (2.44m'0.30m x 1.52m'2.74m)



A fully tiled house bathroom with double glazed opaque window to the side aspect, consisting of a three piece bathroom suite with chrome effect fittings. Comprises of:- panelled bath with mains fitted shower unit over and a bi-folding splash screen, hand wash ceramic sink and a low level flush w.c. Finished with wall mounted gas central heated radiator:

KITCHEN 9'6 x 8'6 (2.74m'1.83m x 2.44m'1.83m)



A modern fully tiled, kitchen with uPVC double glazed window over looking the rear aspect. Featuring a matching range of base and wall mounted units in solid oak wood effect with display units, under counter lighting and contrasting laminated working surfaces, Inset stainless steel sink unit with drainer and chrome mixer tap, cooker point, plumbing for an automatic washing machine and a space for an under counter fridge freezer. Finished with vinyl flooring and door leading to:

STAIRCASE TO THE FIRST FLOOR



A staircase leads to the first floor landing with doors leading to:

BEDROOM TWO 12'2 x 10'7 (3.66m'0.61m x 3.05m'2.13m)



A second double bedroom with Upvc dorma window to the front aspect with views over looking the front elevation, built-in storage cupboards, wall mounted gas central heated radiator, access to further walk-in storage and under eaves storage:

UNDEREAVES 12' x 6'1 (3.66m' x 1.83m'0.30m)

Access from the second bedroom is this walk-in storage room with access to a further under eaves storage (possibility to add dorm window subject your own planning requests)

BEDROOM THREE 13'6 x 11'5 (3.96m'1.83m x 3.35m'1.52m)



A delightful second double bedroom with Upvc dorma windows with views over looking the front aspect, under eaves storage and wall mounted gas central heated radiator:

EXTERNALLY



Externally to the front there is a large raised tarmac driveway providing off street parking, leading onto the single detached garage has an up and over door and extra visitor on street parking spaces to the front. To the rear is a well maintained raised garden with mature hedging for privacy, further shrubs and planted borders, paved paths, patio area and dwarfed wall. To the rear there is a paved patio area which is perfect for outdoor dining and entertaining.

DETACHED GARAGE



A large detached SINGLE garage with up and over door, side windows:

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 Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

EPC LINK

EPC IS ON ORDER.

Tenure

The tenure for this property is Leasehold - £6.50 per annum McAnon Ltd.

Council Tax Bands

The council Tax Banding is "C"

Please check the monthly amount on the Kirklees Council Tax Website

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.



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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