



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 2 School Terrace, Huddersfield, HD3 4LJ Offers In The Region Of £145,000

**\*PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE\*** ADM Residential are pleased to offer to market this extended, two double bedrooomed, inner terrace property, set within this ever popular location of Milnsbridge, ideally located close to all village amenities, bus routes and local schools with access to M62 Motorway Network. The property boasts gas central heating and double glazing throughout with accommodation briefly comprises of:- Entrance hallway, fantastic sized extended lounge with a feature fireplace, dining kitchen with under stairs storage. To the first floor landing, two good sized double bedrooms and a modern house bathroom with shower over bath. Externally the property offers off road parking to the front aspect and an area with a single detached garage. To the rear is a sizeable, well maintained, cottage style garden with southwesty position. An internal inspection is highly recommended to see what this property has to offer! Tel 01484 644555 or book a viewing today! **\*VIRTUAL VIEWING AVAILABLE\***

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 entrance door leads to:

## HALLWAY



Entrance hallway with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

## EXTENDED LOUNGE



Fantastic sized, extended lounge with uPVC window to the front aspect and a second uPVC window to the side aspect allowing an abundance of natural light to flood the room. Featuring red brick fire surround with contrasting display shelving and matching hearth, finished with wall mounted lighting, coved ceiling and two wall mounted gas central heated radiators. Door leading to:

## DINING KITCHEN 15'5 x 8'3 (4.70m x 2.51m)



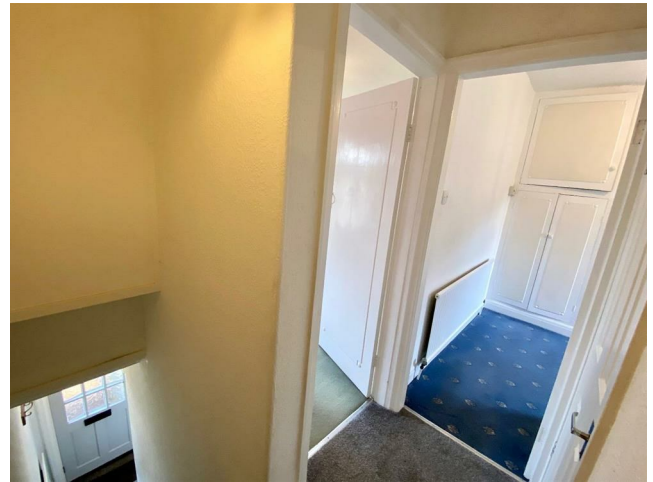
Well appointed dining kitchen with uPVC window

overlooking the rear garden and wooden stable door allowing access to the rear. Featuring a matching range of base and wall mounted units in Beech wood effect with contrasting roll edged laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Gas cooker point with stainless steel extractor hood over. Space for fridge freezer and plumbing for automatic washing machine. Finished with wall mounted gas central heated radiator and wood effect laminate flooring. Ample space for dining table and chairs with access to:

## UNDER STAIRS STORAGE

Useful under stairs storage:

## TO THE FIRST FLOOR LANDING



Staircase ascends to the first floor landing, access to a loft and doors leading to all rooms:

## MODERN HOUSE BATHROOM 6'4 x 6'3 (1.93m x 1.91m)



Modern fitted house bathroom with uPVC opaque window to the rear aspect. Featuring a three piece bathroom suite in White with chrome effect fittings. Comprises of:- panelled bath with electric shower over and bi-folding glass shower screen,

hand wash pedestal basin and low level flush w/c. Finished with panelled ceiling and walls, wall mounted chrome heated towel rail and tiled effect vinyl flooring:

### **BEDROOM ONE 13'5 x 10'5 (4.09m x 3.18m)**



Spacious double bedroom with twin aspect uPVC windows to the front elevation. Featuring built in wardrobes with mirrored sliding doors to one wall, bulk head storage cupboard and finished with two wall mounted gas central heated radiators:

### **BEDROOM TWO 9'4 x 9'2 (2.84m x 2.79m)**



Second good sized double bedroom with uPVC window to the rear aspect. Featuring fitted wardrobes and storage cupboard to one wall, housing for the boiler and wall mounted gas central heated radiator:

### **EXTERNALLY**



The property boasts pebbled drive to the front elevation with fenced boundaries and path leading to the front door. To the rear is a well maintained, cottage style garden with hard standing patio area and astro-turf section, flagged path leading to further raised level with gravelled sections, areas for ample pots and plants, finished with fenced boundaries. Perfect space for a keen gardener and

bistro dining in the summer months:  
PLEASE NOTE: There is right of access.

### **PARKING**

To the front aspect there is off road parking for one vehicle and there is an area with a single detached garage (may need replacing or repairs.) The previous owners have parked in front of the garage for approximately a decade however is a mutual agreement.

### **FURTHER INTERNAL PHOTOS**

Further internal photographs:

### **FURTHER EXTERNAL PHOTOS**



Further external 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: 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.

### **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) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.  
Please ask the agents for the detail.

### **EPC LINK**

EPC ON ORDER.

### **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 - 999 years lease. Managed by Estates & Management Limited. £1.55 annual rent.

### **RIGHTS OF ACCESS**

2 School Terrace has right of access front and rear of 1 School Terrace. 3 School Terrace has right of access front and rear of 2 School Terrace.

### **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.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



### Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 2002/91/EC	

#### 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.