



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



4 Stoney Lane, Huddersfield, HD3 4TL

Price Guide £214,995

SOLD BY ADM RESIDENTIAL BEAUTIFULLY DECORATED SEMI-DETACHED PROPERTY WITH CORNER PLOT GARDENS WITH DETACHED GARAGE* **THREE BEDROOMS, MODERN BATHROOMS, LOUNGE DINING ROOM& KITCHEN*

Offered for sale is this three bedroomed semi-detached property conveniently placed for all the amenities of Longwood, country walks, local schools, bus routes, the M62 motorway networks. The property boasts, gas central heating, double glazing, spacious accommodation is set over two floors, comprises of: entrance door leads to a reception hallway, lounge with bay window, open plan lounge dining room and separate kitchen. To the first floor landing: a beautiful house bathroom and three bedrooms, access to a loft. Externally offering gardens to the front, access to a paved large driveway which provides ample off street parking for 4/5 vehicles. The rear a large well maintained southerly facing gardens with patio area. Ideally suitable for a variety of buyers this property must be viewed so not to avoid disappointment. Tel ADM Residential today on 01484-644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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ENTRANCE HALLWAY



A reception hallway with timber staircase and spindle balustrade, coved ceiling, wall mounted gas central heated radiator, finished with laminated wood effect flooring:

MODERN KITCHEN 8'9 x 8'2 (2.67m x 2.49m)



A modern fitted with a uPVC double glazed windows over looking the rear aspect. Featuring a matching range of base and wall mounted units in White Gloss with laminated working surfaces, contracting tiled splash backs, inset circular stainless steel sink unit with mixer tap and drainer. Integral electric oven and electric hob with a stainless steel extractor hood over. Space for a fridge freezer, plumbing for an automatic washing machine, and finished with tiled flooring, uPVC door leads to the side aspect:

SPACIOUS LOUNGE 14'2 x 12'5 (4.32m x 3.78m)



A beautifully decorated, particularly spacious lounge with a charming bay uPVC window to the front aspect enjoying privacy over the garden. Featuring modern fire fire surround with marble back and hearth and an inset gas effect fire. T.V point, telephone point, coved ceiling, wall mounted lighting. Finished with wood effect laminated flooring, wall mounted gas central heated radiator, open on the the dining area:

DINING AREA 9'3 x 9'3 (2.82m x 2.82m)



A dining room with uPVC double glazed patio doors over looking the rear aspect. Featuring coved ceiling, wall mounted gas central heated radiator and wood effect laminated flooring:

TO THE FIRST FLOOR LANDING



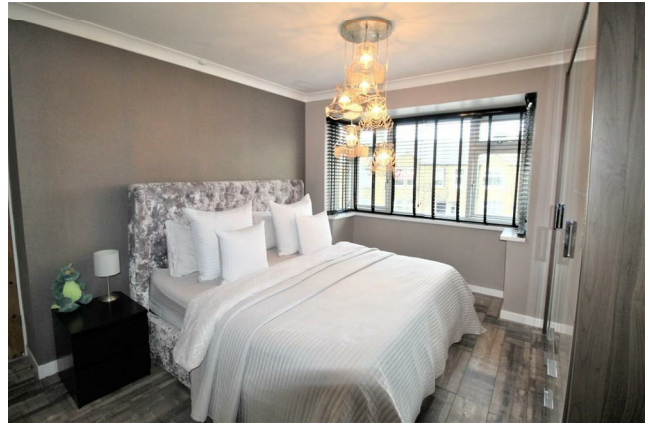
To the first floor landing, uPVC window to the side aspect, spindle banister, coved ceilings, access to a partly boarded loft via loft hatch with pull down ladder, doors leading to:

HOUSE BATHROOM 5'3 x 4'4 (1.60m x 1.32m)



A recently fitted, partly tiled house bathroom with uPVC opaque window to the rear aspect. Comprises of a modern three piece bathroom suite in white with chrome effect fittings, consisting of:- paneled bath with mains fitted shower over and splash screen built-in vanity sink unit with ceramic base and a waterfall mixer tap, low level flush w/c. Finished with wall mounted chrome heated towel rail, ceiling extractor, ceiling spot lighting and tiled flooring:

BEDROOM ONE 13'8 x 13'5 (4.17m x 4.09m)



A beautifully appointed double bedroom with uPVC bay windows to front aspect, TV point, Internet access point, finished with coved ceiling and wall mounted radiator:

BEDROOM TWO 12'6 x 9'9 (3.81m x 2.97m)



A second tastefully appointed double bedroom with uPVC window to rear aspect over looking the gardens elevation, wall mounted gas central radiator:

BEDROOM THREE 9'2 x 6'8 (2.79m x 2.03m)



A third double bedroom with uPVC windows overlooking the front aspect, featuring coved ceiling and wall mounted gas central heated radiator:

EXTERNALLY



The property stands within a corn plot gardens, immediately to the front aspect of the property there is a low maintenance crazy paved garden with privacy hedging, large driveway which can easily fit up to four/ five vehicles which leads a garage. To the rear aspect, there is a flagged patio garden areas with laid to lawn area: It is an ideal place for relaxing and outdoor entertaining, especially during the summer months, outside cold water tap: (believed to be south facing garden)

DETACHED GARAGE AND DRIVEWAY

A detached with ample storage, easily housing for a vehicle with ample off road parking for 4/5 cars, finished with wooden side gates:

FURTHER EXTERNAL PHOTOS



Further external photographs of the property.

FURTHER INTERNAL PHOTOS



Further internal photographs 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

ABOUT THE AREA

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, local shops and the Huddersfield Infirmary.

Council Tax Bands

The council Tax Banding is "C"

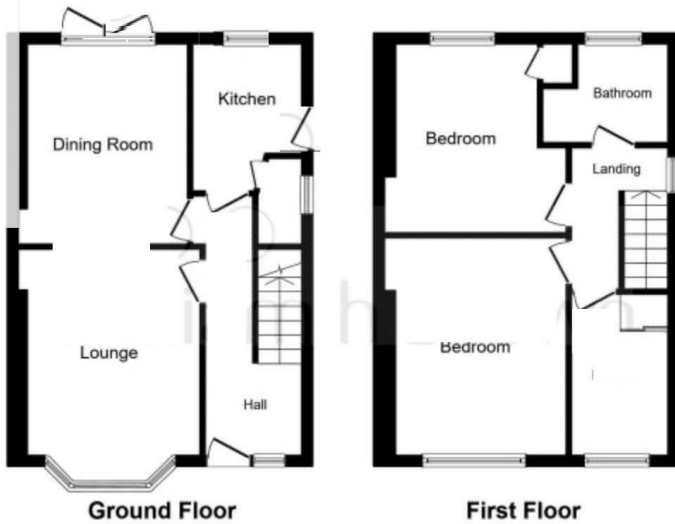
DISCLAIMER

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.

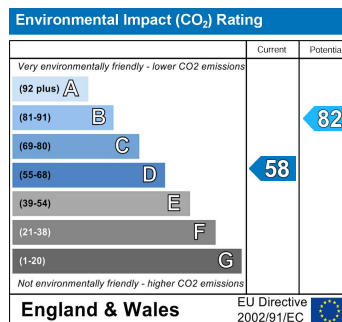
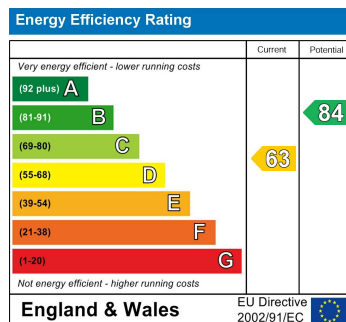
Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



Energy Efficiency Graph



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.

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