



# RESIDENTIAL

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## 31 Woodhouse Avenue, Huddersfield, HD2 1BS

**Best Offers Around £124,500**

**\*NEW TO THE MARKET\*** Is this delightful end terrace property which has undergone a program of renovations, presenting an excellent opportunity for both first-time buyers and those seeking an investment. The location is well-connected, with local amenities and transport links within easy reach, making it a practical choice for those commuting or seeking the vibrancy of Huddersfield. Boasting gas central heating and double glazing throughout, the property briefly consists of: entrance vestibule, well presented lounge which leads to the newly fitted kitchen. To the first floor landing: two newly decorated, good sized bedrooms and a modern shower room. Externally the property offers off road parking with gardens to both the front and rear aspects. Don't miss the chance to make this charming house yours! Call ADM Residential on 01484 644555 to arrange your viewing today **\*VIRTUAL VIEWING AVAILABLE SOON\*** **\*NO CHAIN\***

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 with opaque glass panels leads to:

## VESTIBULE

Entrance vestibule with door leading to:

## LOUNGE 14'3 14'1 (4.27m'0.91m 4.27m'0.30m)



A tastefully decorated, very spacious lounge with twin aspect uPVC double glazed window overlooking the front and side aspects. Featuring a fire surround with an inset pebble effect electric fire, marble back and hearth. Finished with featured contrasting panelled walls to both alcoves, coved ceiling, dado rail and wall mounted gas central heated radiator:

## KITCHEN 10'9 x 8'5 (3.05m'2.74m x 2.44m'1.52m )



Newly fitted, contemporary kitchen with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base and wall mounted units with built-in wine rack in a light grey with chrome effect fixings, laminate roll edged working surfaces and contrasting tiled splashbacks with inset stainless steel sink unit, drainer and mixer tap. There is an integrated electric oven with four ring electric hob and pull out extractor hood over as well as plumbing for an automatic washing machine and integral under counter fridge. Finished with wall mounted gas central heated radiator and vinyl effect flooring. A turning staircase rises to the first floor landing:

## TO THE FIRST FLOOR LANDING



Staircase to the first floor landing provides access to all rooms and wall mounted gas central heated radiator:

## SHOWER ROOM 8'2 x 7'4 (2.44m'0.61m x 2.13m'1.22m )



Fully tiled, modern shower room with featured panelling and uPVC double glazed opaque window to the side aspect. Featuring a three piece shower room suite in whit with chrome effect fittings consisting of: corner shower cubicle with mains fitted shower over and sliding glass doors, complimentary grey gloss vanity hand wash basin with mixer tap and low level flush w/c. Finished with coved ceiling, bulk-head storage, towel rail and vinyl effect flooring:

## BEDROOM ONE 14'1 x 12'8 (4.27m'0.30m x 3.66m'2.44m)



Good sized, neutrally decorated double bedroom with uPVC double glazed window overlooking the front aspect. Featuring built-in wardrobes to both alcoves and a featured fitted headboard to one wall. Finished with coved ceiling and wall mounted gas central heated radiator:

## BEDROOM TWO 11'5 x 6'0 (3.35m'1.52m x 1.83m'0.00m)



Second, neutrally decorated bedroom with uPVC double glazed window overlooking the rear aspect. Featuring a fitted headboard to one wall with wall mounted lighting. Finished with wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts a hardstanding drive to the front aspect with a separate laid to lawn area finished with hedge, fenced and stone wall boundaries. To the rear is a tiered garden consisted of a flagged patio area with outdoor storage shed and paved steps lead to the further laid to lawn garden. Finished with hedge and fenced boundaries:

### 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: North Huddersfield Trust School, Ashbrow School, Birkby Junior School, Our Lady of Lourdes Catholic Primary Academy, Christ Church C E 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 WhatsApp our office mobile on 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 Freehold/Leasehold?

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9239-2322-9109-0000-2276>

### 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.

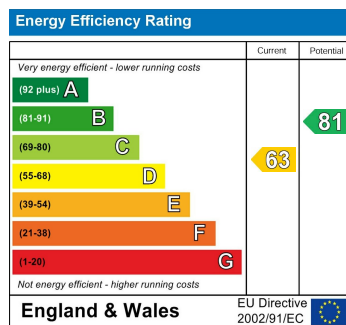
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## Energy Efficiency Graph



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