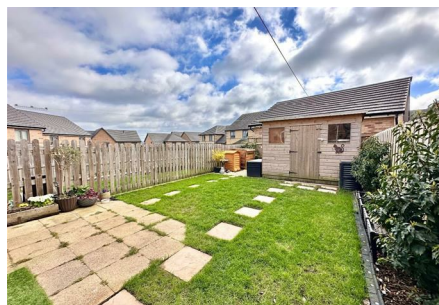




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



3 Sandpiper Court, Huddersfield, HD4 5FB

Offers Over £190,000

"OFFERS OVER" *ATTENTION F.T.Buyers* *BEAUTIFULLY PRESENTED* *EPC RATED "B" TWO DOUBLE BEDROOMS, A NHBC COVER* This semi-detached property offers well proportioned and tastefully decorated accommodation featuring gas central heating, uPVC double glazing throughout, car charging point and interactive smart home device with security camera. Finished to a high specification with many upgraded features and quality fittings. The property is located within this working site on Fitzwilliam Grange, in this popular and well regarded residential area, close to the shops, highly regarded schools and is accessible to the M62 motorway linking East Lancashire to West Yorkshire. The property briefly comprises of: entrance composite door leads onto the modern dining kitchen with a useful downstairs cloakroom/w/c, opens onto the spacious lounge with bi-folding doors leading to the rear garden. To the first floor landing: two double bedrooms and a stylish house bathroom. Externally there is off road parking via tarmac driveway to the front aspect, gates leading to the side aspect. To the rear is a private, enclosed garden with decked patio and lawned. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS ON OFFER* Viewings are by appointment only!

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



ENTRANCE COMPOSITE DOOR

UPVC composite entrance door leads to:

DINING KITCHEN 14'9 x 9'6 (4.27m'2.74m x 2.74m'1.83m)



Modern fitted dining kitchen with uPVC window set to the front aspect. Featuring a matching range of base and wall mounted soft close units in two toned walnut effect with complementary laminated working surfaces and contrasting tiled splash backs. Inset stainless steel sink unit with drainer and designer mixer tap. Integrated electric oven and four ring induction electric hob with extractor over. Integral washing machine/dryer, dishwasher and fridge freezer. Finished with useful under stairs storage cupboard/cloakroom w/c, laminated flooring and wall mounted gas central heated radiator:

LOUNGE AREA WITH BI-FOLDING DOORS 14'9 x 9'8 (4.27m'2.74m x 2.74m'2.44m)



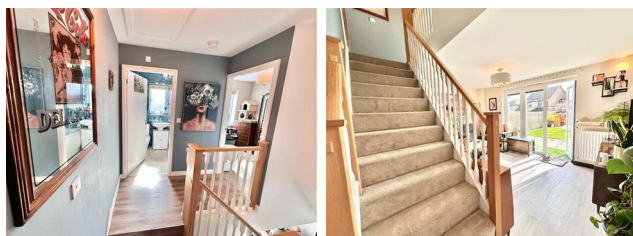
Set to the rear of this property is this beautifully appointed, lounge with uPVC bi-folding doors opening onto the rear garden allowing an abundance of natural light. Featuring ceiling light, hard wired smoke alarm and useful under stairs storage cupboard. Finished with T.V point, telephone point and two wall mounted gas central heated radiator. A central staircase leads to:

SEPARATE W/C 6'11 x 5'0 (1.83m'3.35m x 1.52m'0.00m)



A partly tiled, separate downstairs cloakroom featuring two piece suite in white with chrome effect fittings consisting of: hand wash pedestal basin with mono chrome tap and low level flush w/c. Finished with inset ceiling LED lights, wall mounted gas central heated radiator and laminated flooring:

CENTRAL STAIRCASE LEADS TO



A central staircase rises to the first floor landing:

HOUSE BATHROOM 6'11 x 5'8 (1.83m'3.35m x 1.52m'2.44m)



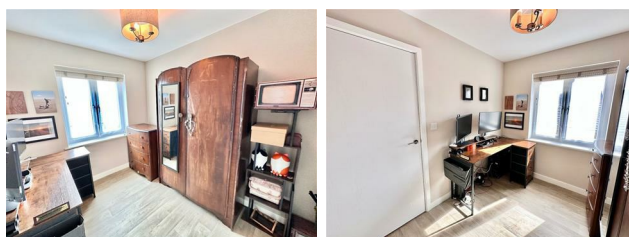
A fully tiled, stylish house bathroom with uPVC opaque double glazed window to the side aspect. Featuring a three piece bathroom suite in white and chrome effect fittings. Consisting of: panelled bath with shower overhead and splash screen hand wash vanity unit basin with mixer tap and low level flush w/c. Finished with inset ceiling LED bathroom lights, wall mounted chrome heated towel rail and laminated flooring:

BEDROOM ONE 14'9 x 9'2 (4.27m'2.74m x 2.74m'0.61m)



Beautifully finished spacious double bedroom with twin aspect uPVC window to the front aspect. Featuring a fitted wardrobe to one alcove and finished with T.V point, inset ceiling lights, wall mounted gas central heated radiator and wood effect vinyl flooring:

BEDROOM TWO 9'3 x 7'8 (2.74m'0.91m x 2.13m'2.44m)



A second, tastefully appointed L-shaped double bedroom with uPVC window to the rear aspect. Finished with ceiling light, wall mounted gas central heated radiator and wood effect vinyl flooring:

EXTERNALLY



Externally the property boasts off road parking via tarmac tandem driveway to the front aspect for two vehicles, external electric car charging point and paved pathway to the gated access leading to the side aspect. To the rear is a delightful enclosed laid to lawn garden with flagged patio and a gravelled patio. Also featuring outdoor security lighting to the front, side and rear, external power points and outside tap. A perfect outdoor space for enjoying the summer months in this southerly facing garden: (Please note the shed can be negotiated)

FURTHER INTERNAL PHOTOS



A selection of further internal photographs:

FURTHER EXTERNAL PHOTOS



A selection of further external photographs:

EXTRAS

Extras to be confirmed:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Blackmoorfoot is to the south west of Huddersfield town centre. The electoral ward of Crosland Moor and Netherton, in the Colne Valley constituency. The area of Crosland Moor includes Beaumont Park, Crosland Hill and Walpole and has a population of 9,085 according to the 2001 census. Crosland Moor begins at the junction of the Manchester Road A62 and Blackmoorfoot Road the main thoroughfare. The area rises up the hillside to overlook the areas of Milnsbridge and Golcar in the Colne Valley.

Schools: Moor End Academy (formally Moor End Technology College) is Crosland Moor's secondary school based on Dryclough Road near Beaumont

Park. Crosland Moor Junior and Infants schools are also on Dryclough Road.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

Tenure

This property is Freehold.

EPC "B"

<https://find-energy-certificate.service.gov.uk/energy-certificate/6832-5537-9000-0968-3206>

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.

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.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

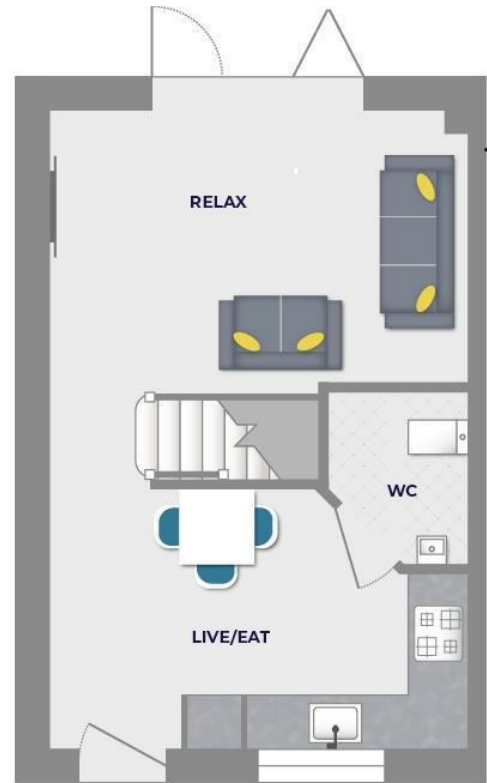
Floor Plan



First Floor

Bedroom 1	4.47m* x 2.79m*	14'8"** x 9'2"**
Bedroom 2	2.30m* x 2.80m**	7'7"** x 9'2"**
Bathroom	2.07m x 1.69m	6'10" x 5'7"

* Maximum dimensions
** Minimum dimensions

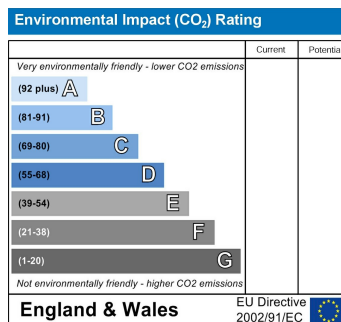
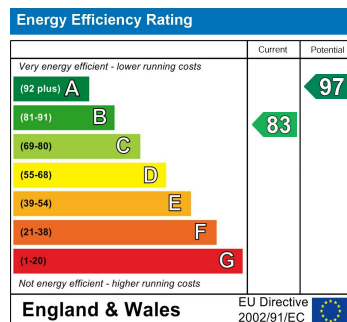


GROUND FLOOR

Live/Eat	4.47m* x 2.79m*	14'8"** x 9'2"**
Relax	4.47m* x 2.89m**	14'8"* x 9'6"**
WC	1.50m* x 1.86m*	4'11"* x 6'1"

* Maximum dimensions
** Minimum dimensions

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.

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.