



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 11 Thackeray Grove, Huddersfield, HD4 5HD

**Price Guide £114,995**

THIS IS AN EXCELLENT OPPORTUNITY FOR ANY YOUNG AND GROWING FAMILY, to acquire this "TASTEFULLY APPOINTED" and GENEROUSLY PROPORTIONED PROPERTY WITH OFF ROAD PARKING AND GARDENS. This end town house is Ideally located close to all amenities bus routes and schools within this highly popular area of Huddersfield. The property offers gas central heating and double glazing with alarm system. Accommodation briefly comprises of: Entrance hallway, spacious lounge, dining room and kitchen. To the first floor landing: three double bedrooms and a house bathroom. Externally there is hard standing area to the front providing ample off road parking with gated access, to the rear is an enclosed garden and flagged area. To view this property please contact the agent on tel: 01484 644555 **\*\*EARLY VIEWINGS ARE ADVISED\*\* \*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

UPVC door leading to:

### Hallway



Entrance hallway with staircase leading to the first floor landing, wall mounted gas central heated radiator, door leading to:

### Lounge With Box Bay Window



Spacious lounge with Upvc box bay window over looking the front aspect allowing an abundance of natural light. Featuring a Mahogany fire surround with marble effect back and hearth, inset coal effect gas fire. Finished with T.V point, Telephone point, coved ceiling, wall mounted gas central heated radiator and door leads onto the dining room:

### Dining Room



A good sized dining room with Upvc window set to the rear aspect and finished with a gas central heated radiator:

### Kitchen



A well appointed kitchen with Upvc window to the side elevation, featuring matching range of base and wall mounted units in Cream with wood effect trim, contrasting laminate effect working surfaces, tiled splash back and stainless steel sink unit and drainer with mixer taps. Integral electric oven and four gas hob, extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. Finished with tiled flooring, wall mounted gas central heated radiator and Upvc door leading to rear patio garden:

## To The First Floor Landing



Staircase rises to the first floor landing with Upvc window to the side elevation with access to the loft, doors leading to:

## House Bathroom



A well appointed, fully tiled house bathroom with Upvc frosted window to the front aspect. Featuring chrome effect fittings and comprising of a contemporary three piece suite in white, consisting of:- a panelled bath with shower attachment and electric shower over, splash screen, hand wash pedestal and a low level flush W/C. Finished with wall mounted gas central heated radiator and tiled flooring:

## Bedroom One



Good sized double bedroom having Upvc window overlooking views to the front elevation, finished with a wall mounted gas central heating radiator:

## Bedroom Two



A second double bedroom featuring a Upvc window to the rear elevation and wall mounted gas central heated radiator:

## Bedroom Three



The third double bedroom with Upvc window to the rear elevation and wall mounted gas central heated radiator:

## Externally



To the front elevation there is ample hard standing area for parking with fenced and wrought-iron gated access. To the rear of the property is an enclosed mainly lawned garden with flagged area, perfect for bistro dining during the summer months and views across the rear aspect:

## Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

## 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 youtub link.

Please ask the agents for the detail.

### **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.

### **Tenure**

This property is Leasehold - details TBA

## Floor Plan

### Energy Efficiency Graph



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