



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 14 Lipscomb Street, Huddersfield, HD3 4PF

**Offers Over £114,995**

**\*SOLD\*** "A SUPERB DECEPTIVELY SPACIOUS TERRACE" ADM Residential are pleased to market this **\*STONE BUILT PROPERTY FOR SALE\*** Ideally located in the village of Milnsbridge of Huddersfield, being close to all local amenities, well regarded schools and easy access to the Huddersfield Town Centre and motorway network. This **\*TWO DOUBLE BEDROOM WITH LARGE ATTIC/OFFICE SPACE\*** property boasts gas central heating system and uPVC double glazing throughout, briefly comprising of: - Newly fitted entrance uPVC door leads to a generously sized lounge, large dining kitchen with access to a useful utility room and a cellar. To the first floor landing: two good sized double bedrooms and a modern house bathroom. To the second floor: large attic space ideal for an office or storage. Externally the property offers a flagged patio garden to the rear and on street parking to front via a permit. Viewings are highly recommended to appreciate the accommodation on offer! Call ADM Residential today on 01484 644555 to arrange your viewing! **\*NO CHAIN\***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, 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

A new entrance uPVC door leading to:

## LOUNGE 14'3" x 12'1" (4.34 x 3.68)



A spacious, newly decorated lounge with uPVC double glazed window to front aspect. Featuring an Adam style fire surround with marble effect back and hearth with inset electric fire. Finished with coved ceiling, dado rail, T.V point, telephone point, newly fitted carpets and a double panelled wall mounted gas central heating radiator:

## DINING KITCHEN 13'10" x 10'1" (4.22 x 3.07)



Set to the rear aspect is this generously sized with uPVC window overlooking the rear aspect, featuring a range of matching base and wall units in Oak wood effect with chrome effect fittings, laminate roll edged working surfaces, inset stainless steel sink unit and drainer with mixer tap and complimentary tiled splash backs. Inset electric oven with four ring gas hob and stainless steel extractor hood over. Finished with inset LED ceiling spotlighting, tiled flooring and a wall mounted double panelled gas central heated radiator. Doors leading to:

## UTILITY ROOM 5'7" x 5'6" (1.70 x 1.68)



A useful utility room set to the rear aspect with uPVC window and solid wood door leading to the rear garden. Featuring base mounted units in White with laminate roll edged working surfaces, plumbing for an washing machine and wall mounted combi-boiler:

## CELLAR

Staircase descends to the lower floor giving access to a cellar and access to meters and fuse box:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, allowing access to all rooms and a second staircase leading to the attic bedroom/ office space:

### BEDROOM ONE 14'1" x 10'0" (4.29 x 3.05)



A good sized, double bedroom with uPVC twin double glazed windows to the front aspect. Finished with wall mounted double panelled gas central heated radiator:

### BEDROOM TWO 9'11" x 9'1" (3.02 x 2.77)



A second good sized double bedroom with uPVC window to the rear aspect. Finished with a wall mounted double panelled gas central heating radiator:

### BATHROOM 9'11" x 4'0" (3.02 x 1.22)



A modern, partly tiled three piece bathroom suite in white with chrome effect fittings and uPVC opaque window to the rear aspect. Comprising of: panelled bath with mains fitted shower over and attachment, hand wash pedestal basin and low level flush w/c. Finished with inset LED ceiling spotlights, wall mounted chrome heated towel rail and tiled flooring:

### ATTIC SPACE 14'2" x 15'3" ( reduced to 8'5") (4.32 x 4.65 ( reduced to 2.57))



This attractive good sized attic bedroom with a large velux window to rear aspect and a wall mounted gas central heated radiator.

### EXTERNALLY



Externally, the property boasts on street parking to the front via a permit. To the rear of the property is

an enclosed, low maintenance flagged patio area with gated access:

### **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: Crow Lane Primary & Foundation Stage School, Royds Hall, A SHARE Academy, Huddersfield Grammar School & Nursery, Paddock Junior, Infant & Nursery School.

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.

### **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. £1.27 per year ground rent

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2168-7058-7202-4826-8960>

### **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.

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.

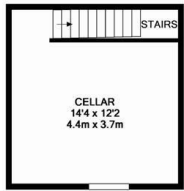
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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.

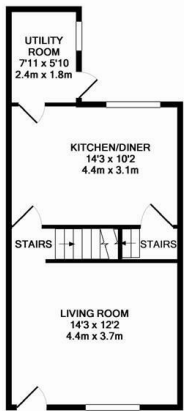
# Floor Plan



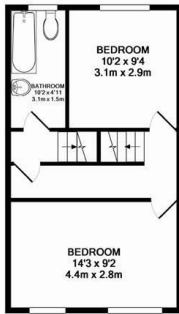
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 215 SQ.FT.  
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.2 SQ.M.)

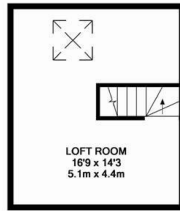
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix iC2015



GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(37.7 SQ.M.)

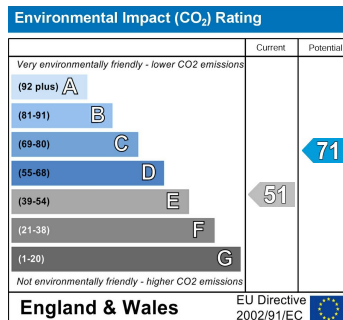
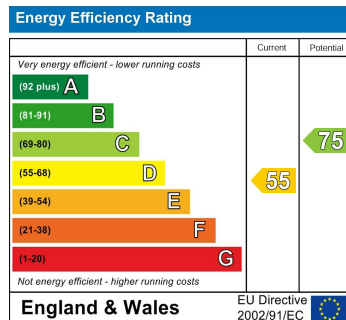


1ST FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 239 SQ.FT.  
(22.2 SQ.M.)

## 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.