



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



10 Lea Street, Huddersfield, HD3 3LS

Asking Price £245,000

****ADM Residential Are Pleased To Offer**FOR SALE**GENEROUSLY SIZED THREE BEDROOM PROPERTY**** An extended traditional inner terrace house offering gas central heating, double glazing and alarm system, in a desirable residential area of Lindley within walking distance for the local infant and junior school and the village centre benefiting from easy access to the M62 as well as excellent public transport links to Manchester and Leeds. This property deserves an early inspection to be truly appreciated. Internally the accommodation briefly comprises: a reception hallway, lounge, dining room with access to cellar rooms and kitchen. To the lower ground: basement/utility room and generous storage room. To the first floor landing is a fully tiled house bathroom and two double bedrooms. To the second floor is extremely generous third bedroom. Externally the property boasts low maintenance gardens to front and rear aspects with on street parking. An internal viewing is highly recommended to appreciate the accommodation on offer! Tel ADM Residential to arrange your viewing on 01484 644555 *VIRTUAL VIEWING AVAILABLE* *NO UPPER CHAIN*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Upvc entrance door leading to:

RECEPTION HALLWAY 17'6 x 3'3 (5.33m x 0.99m)



Having original parquet flooring, alarm panel and wall mounted gas central heating radiator. Featuring picture rail and original cornice with staircase rising to the first floor and doors lead to:

SPACIOUS LOUNGE 13'7 x 13'1 (4.14m x 3.99m)



Spacious lounge with Upvc window to the front aspect. Featuring original mahogany wood fire surround with marble effect back and hearth with inset living flame gas fire. Finished with cornice ceiling, picture rail, TV point, telephone point, wall mounted gas central heated radiator and solid wood flooring:

DINING ROOM 15'1 x 13'6 (4.60m x 4.11m)



Well appointed second reception room with Upvc window to the rear elevation. Featuring angle nook fireplace with coal effect living flame gas fire, granite back and hearth. Finished with coving, dado rail, wall mounted gas central heated radiator and wood effect laminate flooring. Doors lead to the kitchen and basement/utility rooms:

KITCHEN 15'4 x 6'8 (4.67m x 2.03m)



The kitchen is situated to the rear of the property with dual aspect Upvc windows to side and rear elevation. Featuring a matching range of Shaker Style oak fronted base and wall mounted units with concealed lighting to the wall units, contrasting working surfaces with inset stainless steel sink unit, drainer and mixer tap and complementary tiling to splash backs. Integrated electric oven and four ring electric hob with stainless steel extractor hood over and space for a fridge freezer. Finished with coved ceiling, wall mounted extractor fan, electric radiator and tiled flooring:

INNER LOBBY



Inner lobby with Upvc glass panelled door leading to the rear:

ACCESS TO THE LOWER FLOOR ROOMS

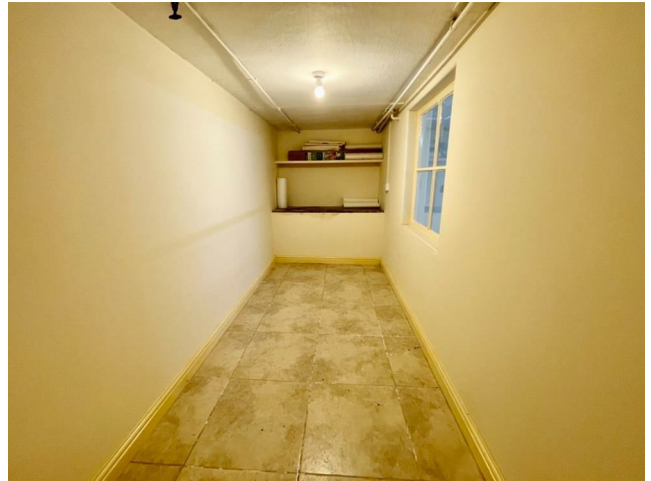
Staircase descends to the lower floor:

LARGE UTILITY ROOM



Large utility room with Upvc frosted window to the front aspect. Featuring vanity unit with Belfast style sink, plumbing for washing machine and fitted cupboards housing electric fuse box and gas supply. Finished with gas central heated radiator and tiled flooring:

STORAGE ROOM/OFFICE



Useful storage room boasting power points, tiled flooring and separate coal cellar room:

CELLAR

Access to a further separate coal storage room:

TO THE FIRST FLOOR LANDING



Staircase with wooden spindle banister rises to the first floor landing, which has a Upvc double glazed window, useful under stairs storage cupboard, gas central heated radiator and access to bedrooms and bathroom. Door gives access to stairs which ascend to the second floor:

BEDROOM ONE 15'4 x 15'3 (4.67m x 4.65m)



Spacious main bedroom positioned to the rear of the property with Upvc double glazed window. Featuring built in wardrobes and cupboards, coved ceiling and wall mounted gas central heating radiator:

BEDROOM TWO 13'3 x 12'11 (4.04m x 3.94m)



Second double bedroom with Upvc window to the front aspect. Having useful fitted wardrobes and cupboards to one wall. Finished with coved ceiling and wall mounted gas central heated radiator:

HOUSE BATHROOM 8'6 x 6'8 (2.59m x 2.03m)



Fully tiled house bathroom with Upvc frosted window to the front elevation. Featuring a three piece suite in white with chrome fittings comprising of: panelled bath with mains fitted shower and splash screen, hand wash pedestal basin and low level flush w/c. Finished with inset spotlighting to the pine affect panelled ceiling, extractor fan, wall mounted gas central heated radiator and tiled flooring:

TO THE SECOND FLOOR

Staircase rises to the second floor:

ATTIC BEDROOM THREE 21'1 x 19'2 (6.43m x 5.84m)



Generously sized third bedroom with three double glazed velux windows. Featuring exposed beams, built in wardrobe and useful under eaves storage. Finished with chateau style pine panelled ceiling with spot lights, wood effect laminate flooring and gas central heated radiator:

EXTERNALLY

Externally the property boasts a low maintenance garden with mature shrubs and gated entrance to the front with on street parking. To the rear is an

enclosed L shaped paved garden with walled and fenced boundaries, ideal for outdoor entertaining during the summer months. There is also a passage to the side of the property with under cover storage and Upvc door:

Council Tax Bands

The council Tax Banding is "C"

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

About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children. Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

Tenure

This property is Freehold based on information from the Vendor.

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 Or 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.

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

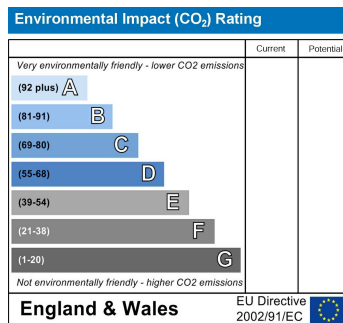
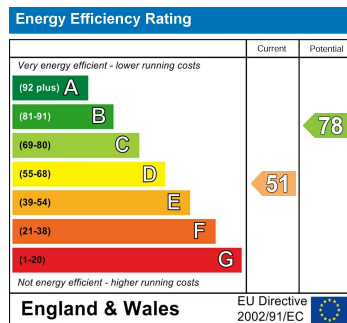
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BOUNDARIES AND OWNERSHIPS

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.



Energy Efficiency Graph



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