



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 256 Halifax Old Road, Huddersfield, HD2 2SN

### Offers In The Region Of £225,000

**\*UNDER OFFER\*** A substantial six bedroom SEMI- DETACHED with **\*SUPERB ACCESS TO THE M62\*** and **\*FAR REACHING VIEWS\*** being located on the fringes of the delightful 'Bluebell Woods' of Grimescar Valley, this is a popular FAMILY purchase, having excellent access to the M62, Birkby, Marsh, Lindley and Huddersfield town centre. The location also offers great commuter links to the M62, Huddersfield Royal Infirmary, Huddersfield University, Leeds and Manchester. This fantastic family sized property with versatile accommodation set over three floors, the property offers an abundance of **\*CHARM AND CHARACTER THROUGHOUT\*** The accommodation comprises of: entrance hallway, two receptions and a kitchen with access to the cellar, to the first floor three bedrooms and a house bathroom, to the second floor a further two bedrooms and a shower room. Externally the property offers gardens to the front and rear with on street parking. This property offers great space, double bedrooms and ready to move into condition. **\*WELL WORTH AN INTERNAL INSPECTION\*** Book your viewing today! On 01484 644555. Our telephone lines are open from 9am to 5pm with 24/7 online service.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
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## ENTRANCE DOOR

Entrance composite door, leads to :

## RECEPTION HALL

Reception hallway, with wall mounted gas central heated radiator, staircase rises to the first floor, door leads to:

## LOUNGE 14'1 x 12'1 (4.29m x 3.68m)



A lounge to the front aspect with uPVC window over looking the fronts aspect, featuring dado rail, wall mounted lighting and finished with wall mounted gas central heated radiator:

## DINING ROOM 14'2 x 11'5 (4.32m x 3.48m)



Set to the rear aspect, with this well appointed dining room with uPVC window over looking the rear elevation, featuring Adam style mahogany fire surround within set living flame gas fire, built-in bookshelves to each alcove, dado rail and coved ceiling, with wall mounted gas central heated radiator, door leads to:

## KITCHEN 9'7 x 9'5 (2.92m x 2.87m)



The kitchen is set to the rear aspect with uPVC windows to the rear and side elevation. Featuring a

matching range of base and wall mounted units in High Gloss White with chrome effect fittings, complementary laminate wood effect working surfaces, inset black resin sink unit with drainer and mixer tap, contrasting tiled splash backs. Integrated electric oven and a four ring gas hob with stainless steel extractor hood over, space for a fridge, plumbing for an automatic washing machine. Finished with vinyl effect flooring and access into the cellar which is ideal for some storage and a rear door leading to the rear garden:

## ACCESS TO THE CELLAR

The kitchen provides access to the cellar:

## TO THE FIRST FLOOR LANDING

To the first floor landing, spindle banister, wall mounted gas central heated radiator, provide access to all rooms, and further access to the next floor landing.

## BEDROOM ONE 13'10 x 12'9 (4.22m x 3.89m)



A good sized double bedroom with uPVC window to the front rear elevation, featuring fitted wardrobes to one alcove, wall mounted gas central heated radiator:

### **BEDROOM TWO 13'9 x 8'8 (4.19m x 2.64m)**



A third, good sized double bedroom with uPVC window to the front front elevation, featuring built-in wardrobe, T.V point and wall mounted gas central heated radiator:

### **HOUSE BATHROOM 9'1 x 8'0 (2.77m x 2.44m)**



A partly tiled, house bathroom with uPVC opaque window to the side aspect, featuring a three piece bathroom suite in white with chrome effect fittings, briefly comprising of: panelled bath with electric shower over and glass splash screen, hand wash pedestal basin and low level flush w/c. Finished with useful storage cupboard, wall mounted gas central heated radiator and wood effect vinyl flooring:

### **BEDROOM THREE 10'3 x 7'1 (3.12m x 2.16m)**



Fourth bedroom with uPVC window overlooking

the front aspect. Featuring walk-in wardrobe space, wall lighting, T.V point and wall mounted gas central heated radiator:

### **TO THE SECOND FLOOR**



Staircase rises to the second floor landing, doors leading to:

### **SHOWER ROOM 6'8 x 3'8 (2.03m x 1.12m)**



A modern, shower room with chrome effect fittings. Featuring a three piece bathroom suite in white, comprising of: step in shower cubicle with electric shower unit, hand wash basin with a low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome effect heated towel rail and wood effect vinyl flooring:

### BEDROOM FIVE 14'3 x 11'4 (4.34m x 3.45m)



Fifth double bedroom with uPVC window overlooking the rear aspect. Finished with inset ceiling spotlighting and wall mounted gas central heated radiator:

### BEDROOM FOUR 15'5 x 10'1 (4.70m x 3.07m)



Sixth double bedroom with velux window to the front aspect. Finished with exposed beam, inset ceiling spotlights and wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property sits on this elevated position, steps leading to the raised front tiered garden with pebbled section, rockery planters and mature conifers. Passageway leads to the rear. To the rear is a hard standing area with steps leading to the raised mainly lawned garden, flagged paths, mature trees and fenced boundaries. On street parking:

### VIEWS

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0258-2860-6159-9593-7315>

### ADDITIONAL INFORMATION

Furniture can be negotiated within the sale.

### ABOUT THE AREA

This property sits on the doorsteps of BlueBell Woods, with fantastic commuter links to the M62 Motorway networks and great schools in the immediate vicinity:

Local Schools are: The Mount School, Ashbrow School and Fixby Junior & Infant School:

Conveniently located approximately .05 miles from junction 23 of the M62 and 1.2 miles from Huddersfield town centre.

### 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 youtube link.

Please ask the agents for the detail.

### Council Tax Bands

The council Tax Banding is "C"

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

### Tenure

This property is Freehold.

### 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.

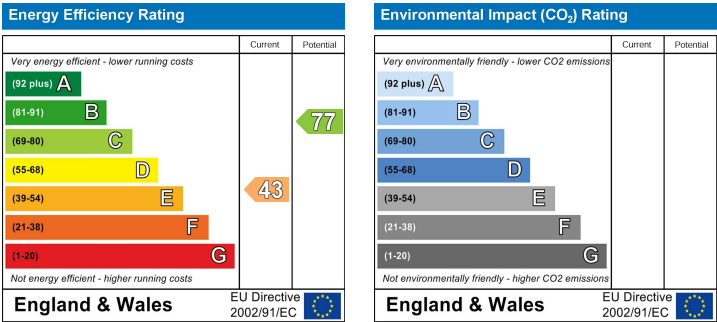
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## Floor Plan



## Energy Efficiency Graph



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