



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

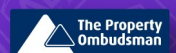


42 New Street, Huddersfield, HD3 4LN

Best Offers Around £164,995

UNDEROFFER READY TO MOVE INTO" "ATTENTION" " A FAMILY PURCHASE WHICH HAS UNDERGONE A PROGRAM MODERNISATION" **LARGER THAN AVERAGE VICTORIAN STONE BUILT INNER TERRACE PROPERTY IS OFFERED FOR SALE BY ADM RESIDENTIAL** **IDEALLY SUITABLE FOR AN ARRAY OF BUYERS** *WOULD MAKE A GREAT FAMILY PURCHASE OR BUY TO LET* ADM Residential are pleased to offer this newly decorated and modernised three bedroomed, mid terrace property with an abundance of "PERIOD FEATURES" and loft storage. Situated in the popular residential village of Milnsbridge, being close to all local amenities, bus routes and schools, easy access into Linthwaite, Huddersfield Town centre and M62 Motorway networks. The property boasts gas central heating and double glazing throughout with accommodation set over four floors, briefly comprises of:- large reception hallway, newly decorated spacious lounge, separate dining room, newly fitted modern kitchen set to the rear aspect with Upvc door leading to the rear and useful cellar space. To the first floor landing, modern house shower room with three piece suite in white and three good sized bedrooms, there is also access to the 16ft loft via steps which is great for storage. Externally the property boasts a flagged garden to front with access to a flagged section and communal outdoor space to the rear and on street parking. A perfect purchase for a growing family and an array of buyers or investors. Call ADM Residential today on 01484 644555 to arrange your viewing, not to be missed! *VIRTUAL VIEWING VIDEO AVAILABLE*

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



ENTRANCE DOOR

Upvc entrance door, leads to:

RECEPTION HALLWAY 21' x 4'7 (6.40m x 1.40m)



Large reception hallway with stairs ascending to the first floor landing. Featuring decorative ceiling arch, original cornice, dado rail, gas central heated radiator and finished with wood effect laminate flooring. Doors leading to:

LOUNGE 16'11 x 12' (5.16m x 3.66m)



Having undergone modernisation this Good sized lounge with floor to ceiling uPVC window to the front aspect giving an abundance of natural lighting. Featuring pine wood effect fire surround with marble effect back and hearth, inset living flame coal effect gas fire, picture rail, original cornice, T.V point and telephone point. Finished with wall mounted gas central heated radiator and door leading to:

DINING ROOM 16'7 x 12' (5.05m x 3.66m)



Generously sized, separate dining room which is set to the rear aspect with Upvc window overlooking the communal garden. Featuring inset storage cupboards and drawers to both alcoves, picture rail and telephone point. Finished with wall mounted gas central heated radiator, wood effect laminate flooring and door leading to:

KITCHEN 12'5 x 7'9 (3.78m x 2.36m)



Undertone updating is this L-shaped modern kitchen is situated to the rear of the property with Upvc window to the rear elevation. Featuring a matching range of base and wall mounted units high gloss Light Grey with chrome effect fixings, contrasting laminate roll edged working surfaces and complementary tiled splash back. Inset stainless steel sink unit with drainer and mixer tap, integrated electric oven and four ring gas hob with stainless steel extractor hood over. Plumbing for an automatic washing machine and space for a fridge freezer. Finished with wood effect laminate flooring and door leading to:

CELLAR

Staircase descends to useful cellar rooms:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to under stairs storage cupboard, dado rail and gas central heated radiator. Doors leading to:

HOUSE SHOWER ROOM 7'7 x 5'4 (2.31m x 1.63m)



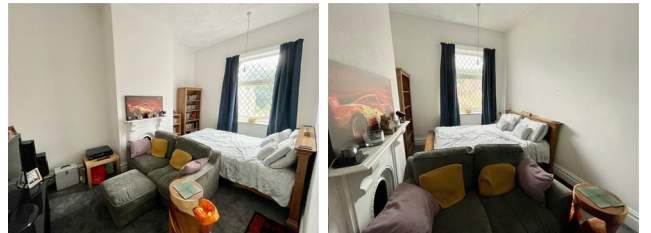
Fully tiled, modern shower room with chrome effect fittings and uPVC opaque window to the side aspect. Featuring a three piece bathroom suite in white comprising of a double shower cubical with glass sliding door and mains fitted shower unit, hand wash pedestal basin and low level flush w/c. Finished with chrome heated towel rail, wall mounted extractor fan and tiled effect flooring:

BEDROOM ONE 16'5 x 9'6 (5.00m x 2.90m)



Having undergone a make over is this stunning main bedroom with Upvc window to the rear aspect, decorated in neutral colours, it's truly a room to relax in. Featuring built-in wardrobes to both alcoves, ornamental fire surround and finished with wall mounted gas central heated radiator:

BEDROOM TWO 16'8 x 10'4 (5.08m x 3.15m)



Second double bedroom/snug with Upvc window to the front aspect, featuring newly decorated l'm neutral colours, an ornamental fire surround, T.v point and finished with wall mounted gas central heated radiator:

BEDROOM THREE 12'1 x 6'3 (3.68m x 1.91m)



Third bedroom with Upvc window to the front aspect, newly plastered wall and newly decorated in neutral colours, finished with wall mounted gas central heated radiator:

ATTIC 16'8 x 10'7 (5.08m x 3.23m)



A newly modernisation very useful 16Ft attic space which was currently used for storage, boasting velux window to the rear and under eaves storage to both sides and with wall mounted gas central heated radiator:

EXTERNALLY

Externally the property offers a flagged garden to front with stone wall boundary and on street parking. To the rear is a flagged section and flagged path leading to meter storage. There is a communal lawned area which is formally used by all residents:

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.

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This tenure is Freehold. Freehold has been purchased.

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 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.

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.

EPC LINK

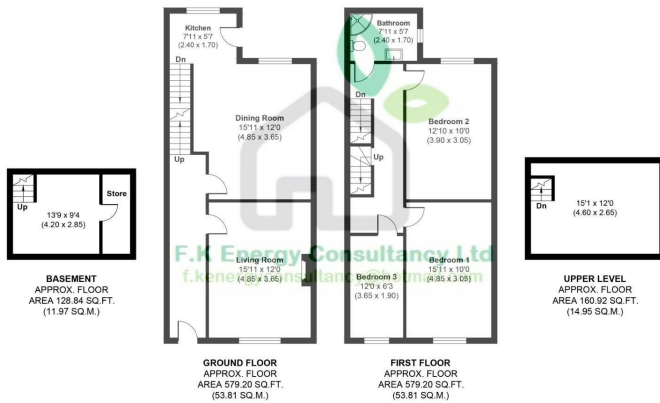
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EXTRA PHOTOS

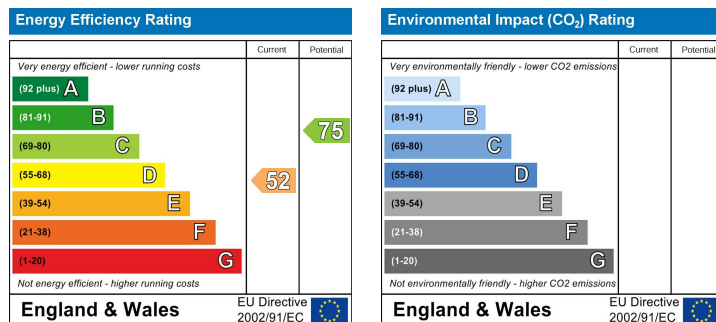


Floor Plan

42 NEW STREET, HUDDERSFIELD, H03 4LN
 APPROX. GROSS INTERNAL FLOOR AREA 1448.16 SQ FT / 134.54 SQ METERS



Energy Efficiency Graph



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