



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

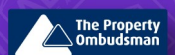


## 46 George Street, Huddersfield, HD3 4JD

**Offers In The Region Of £82,000**

**\*PERFECT PURCHASE FOR THE FIRST TIME BUYER OR PROPERTY INVESTOR\*** Is this stone built, front terraced property located on George Street in Milnsbridge. Conveniently situated close to all local village amenities, bus routes, commuter links, well regarded schools and within walking distance to the Milnsbridge canals. This is an ideal starter home or a buy to let investment. Boasting gas central heating and double glazing throughout, the property briefly comprises of: Entrance hall, spacious lounge with feature inglenook fireplace. To the lower floor: a large dining kitchen with useful storage room. To the first floor landing: one double bedroom and a larger than average house bathroom. Externally the property offers off street parking for one car to the front aspect. Don't miss the opportunity to make this house your own and the potential it has to offer. Contact us today on 01484 644555 to arrange your viewing! **\*VIRTUAL VIEWING AVAILABLE SOON\*** **\*NO CHAIN\***

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

An entrance uPVC door leading to:

## HALLWAY



Hallway with staircase leading to the first floor landing, finished with wall mounted gas central heated radiator and door leading to:

## LOUNGE 55'9"9'10" x 49'2"9'10" (17'3 x 15'3)



This spacious lounge is set to the front elevation with uPVC double glazed window, featuring a rustic inglenook fireplace with multi-fuel stove, featured brick back and stone hearth. Finished with dado rail, wall mounted gas central heated radiator and door leading to:

## INGLENOOK FIREPLACE WITH MULTI-FUEL STOVE



## TO THE LOWER FLOOR

Staircase descends to the lower floor:

## DINING KITCHEN 55'9"6'6" x 45'11"29'6" (17'2 x 14'9)



To the lower floor is this large dining kitchen with twin aspect uPVC double glazed windows to the front elevation. Featuring a matching range of base and wall units in white with complimentary roll edge laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap and contrasting tiled splash backs. Integral electric oven and grill with a four ring gas hob, plumbing for automatic washing machine and space for an under counter fridge/freezer. There is also a useful walk-in storage room with access the fuse box and meters. Finished with ample space for dining table and chairs, wall mounted gas central heated radiator and hard standing flooring:

## TO THE FIRST FLOOR



To the first floor landing with built-in storage cupboards, access to the loft hatch and doors leading to:

## HOUSE BATHROOM 10'1 x 7'10 (3.07m x 2.39m)



This larger than average house bathroom with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in champagne with chrome effect fittings, comprises of: corner panelled bath with hot and cold taps, mains fitted shower over and pine wood pelmet with shower curtain, hand wash pedestal basin with tiled splash back and low level flush w/c. Finished with wall mounted combi-boiler, extractor fan, wall mounted gas central heated radiator and wood effect flooring:

## BEDROOM ONE 49'2"22'11" x 36'1"19'8" (15'7 x 11'6)



A well appointed, spacious double bedroom with uPVC double glazed window to the front aspect. Finished with wall mounted gas central heated radiator:

### EXTERNALLY

Externally there is on street parking to the front aspect:

### 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, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Huddersfield Grammar School & Nursery, Reinwood Junior 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.

### 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)

### Tenure

This property is Leasehold.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0249-0208-1004-2604-3304>

### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3370402](https://sprift.com/dashboard/property-report/?access_report_id=3370402)

### **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.

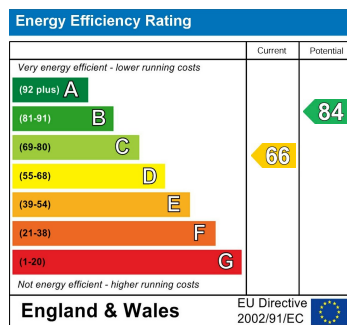
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### Energy Efficiency Graph



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