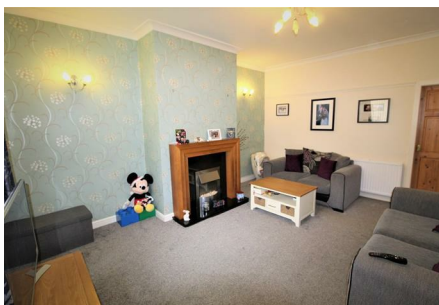




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



3 Barlbrough Place, Huddersfield, HD3 4PR

Price Guide £91,995

PERFECT F.T.BUYER STARTER HOME* ****THREE BEDROOM PROPERTY OFFERED FOR SALE**** ADM Residential are pleased to market this tastefully appointed three bedroom through by light terrace property ideally positioned in the village of Milnsbridge. A perfect purchase for first time buyers and buy to let investors alike, the property is set close to all local amenities, bus routes, schools, easy access to the motorway networks and approximately five minutes drive from Huddersfield Town Center. Boasting Upvc double glazed and gas central heating with accommodation briefly comprising of: Entrance hall, contemporary lounge and spacious kitchen/dining room and access to a cellar. To the first floor landing: three bedrooms and modern house bathroom., there is also ample storage with built in cupboards. Externally the property offers a low maintenance frontage with on street parking. Internal viewings are highly recommended to appreciate the potential on offer! Contact us on Tel 01484 644555 to arrange an appointment!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE DOOR

An entrance uPVC door leads to:

HALLWAY

Hallway with staircase leading to the first floor landing, wall mounted radiator, doors lead to:

LOUNGE 16'9 x 12'9 (5.11m x 3.89m)



A recently decorated, contemporary lounge with uPVC window to the front aspect. Featuring modern fire surround with inset chrome effect electric fireplace and marble effect back and hearth. Finished with T.v point, telephone point, picture rail, coved ceiling and wall mounted gas central heated radiator. Door leading to the lower floor cellar and doors leads to:

KITCHEN/DINING 14'6 x 7'6 (4.42m x 2.29m)



Well appointed, fitted kitchen with uPVC window to rear aspect. Featuring a matching range of base and wall mounted units in Beech with complimentary roll edge laminate working surfaces, inset acrylic sink unit and drainer with

mixer tap and tiled splash backs. Gas cooker point with pull out extractor vent over. Plumbing for automatic washing machine and ample space for fridge freezer, and space for a dining table. Finished with wood effect vinyl flooring and wall mounted gas central heated radiator:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing. Doors leading to:

HOUSE BATHROOM 6'9 x 5'6 (2.06m x 1.68m)



Fully tiled, modern, three piece bathroom suite in white, with Upvc opaque window to rear aspect. Comprising of:- panelled bath with glass bi-folding shower screen and electric shower over, hand wash pedestal and low level flush w/c. Finished with chrome effect fittings, wall mounted gas central heating radiator and wood effect vinyl flooring:

BEDROOM ONE 13'6 x 10'3 (4.11m x 3.12m)



A double bedroom with Upvc window to front elevation providing a good deal of natural light. Finished with wall mounted gas central heating radiator:

BEDROOM TWO 9'5 x 6'9 (2.87m x 2.06m)



Second bedroom with window to front and side elevation, finished with gas central heating radiator:

BEDROOM THREE 9'5 x 6'9 (2.87m x 2.06m)



Third bedroom with Upvc window to the rear elevation. Finished with bulk head storage and wall mounted gas central heated radiator:

EXTERNALLY



The property boasts a low maintenance frontage which features slate chippings and stone wall boundaries, also offering on street parking:

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment on:

Office Number - 01484 644555

Mobile Number - 07780446202

Email - sales@admresidential.co.uk

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: The property is easily accessible for Millsbridge village with local amenities including shops, bus services and schools in close proximity. The

property is within 15 minutes drive of M62 and is commuting distance by car and rail for Leeds, Manchester, and West Yorkshire Centres.

Local schools are : Crow Lane Primary and Foundation Stage School (0.14 miles), Golcar Junior Infant and Nursery School (1.07 miles), Royds Hall High School (0.49 miles) Conveniently located approximately 2.5 miles from Junction 23 of the M62 and 2 miles from Huddersfield town center. 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 BAND

The council Tax Banding is "A"

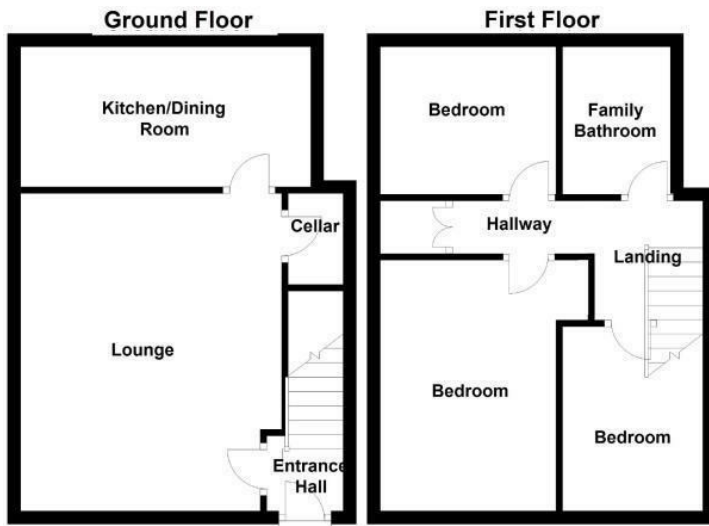
DISCLAIMER

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.

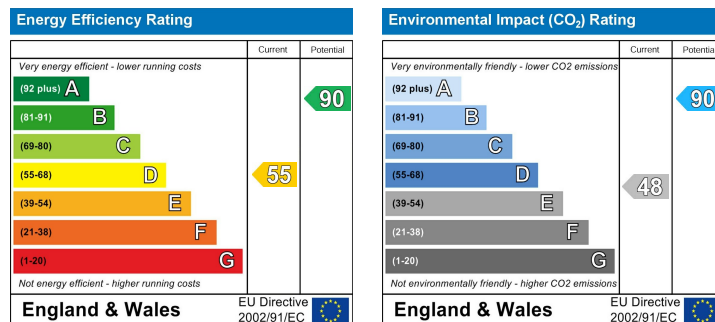
FURTHER PHOTOS



Floor Plan



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.