



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



79 Heatherfield Crescent, Huddersfield, HD1 4QN

Guide Price £215,000

ADM Residential are pleased to offer *FOR SALE* this *THREE BEDROOM* *SEMI-DETACHED PROPERTY* having undergone a program of modernisation, included upgrading electrics and newly plastered and newly decorated throughout. Occupying a prominent and convenient position within this very popular residential location of Marsh, Huddersfield. Ideally situated close to all local shops, well regarded schools, the M62 motorway and excellent transport links to Huddersfield town centre. This spacious property boasts gas central heating and double glazing throughout with the accommodation briefly comprising of:- entrance door, reception hallway leading to the well appointed lounge with bay window, good sized dining kitchen, utility room, separate w/c and conservatory leading to the rear garden. To the first floor landing: access to the loft via hatch, modern house bathroom and three good sized bedrooms. Externally there is a low maintenance garden to the front with off road parking for multiple vehicles and detached garage. To the rear is a large, rural garden with pathways and fenced and hedge boundaries.

If you're looking for a property with masses of potential to add your own stamp, we highly recommend booking a viewing to appreciate the accommodation on offer! Tel ADM Residential on 01484 644555 today! *NOT TO BE OVERLOOKED* *NO CHAIN* *VIRTUAL VIEWING AVAILABLE SOON*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE DOOR

A composite security door with opaque obscure glazing and skylight, opening onto:

ENTRANCE HALLWAY



Entrance hallway with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator and doors leading to:

LOUNGE



Well appointed, newly plastered and neutrally decorated lounge with uPVC bay window overlooking the front aspect which allows an abundance of natural light. Featuring an Adam style fire surround with inset electric fire, tiled back and hearth. Finished with T.V point, telephone point and wall mounted gas central heated radiator:

DINING KITCHEN



Spacious dining kitchen with uPVC window to the rear aspect. Featuring a matching range of base and wall mounted display units in Beech wood effect, laminate working surfaces, complimentary tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and grill with separate electric four ring hob. Finished with useful under stairs storage cupboard, ample space for dining table and chairs and tiled flooring. Door leading to:

UTILITY ROOM



A useful utility room with uPVC window and door leading to the conservatory. Featuring plumbing for automatic washing machine and space for a fridge freezer. Finished with vinyl effect flooring and door leading to:

SEPARATE W/C



A partly panelled separate w/c with housing for the Worcester combi-boiler featuring a two piece suite in white and chrome effect fittings. Consisting of: hand wash basin and low level flush w/c. Finished with wall mounted extractor fan, dado rail and vinyl effect flooring:

CONSERVATORY



A wonderful addition to the property is this conservatory with uPVC windows and uPVC door leading to the rear garden. Finished with wall mounted lighting and wood effect flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via hatch, doors leading to:

NEWLY FITTED HOUSE BATHROOM



Newly fitted, fully tiled modern house bathroom with uPVC opaque window to the side aspect. Featuring a three piece suite in white with chrome affect fittings. Consisting of: panelled bath with mains fitted shower and waterfall shower head and attachment, hand wash vanity basin and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect flooring:

BEDROOM ONE



Superb sized, newly plastered and newly decorated double bedroom with uPVC window overlooking the front aspect. Featuring built-in wardrobes and storage cupboards to one wall. Finished with wall mounted gas central heated radiator:

BEDROOM TWO



Second, newly plastered and newly decorated good sized bedroom with uPVC window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

BEDROOM THREE



A Third, newly plastered and decorated bedroom with uPVC window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally, the property boasts a low maintenance, gravelled front garden with shrubs, walled boundaries and wrought iron gated access. To the side aspect is a large, tarmac driveway with ample space for multiple vehicles leading to a detached garage. To the rear of the property is a stepped garden with rustic planted areas, crazy paved pathway with fenced and hedge boundaries, offering great views and lots of potential to add your stamp:

ADDITIONAL PHOTOGRAPHS

A selection of different photographs:

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: Huddersfield Grammar School & Nursery, Paddock Junior, Infant & Nursery School, Heatherfield Private Day Nursery, Luck Lane, A SHARE Primary Academy, Crow Lane Primary & Foundation Stage 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 Or 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 "B"

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

Tenure

This property is Freehold.

EPC LINK

ON ORDER.

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.

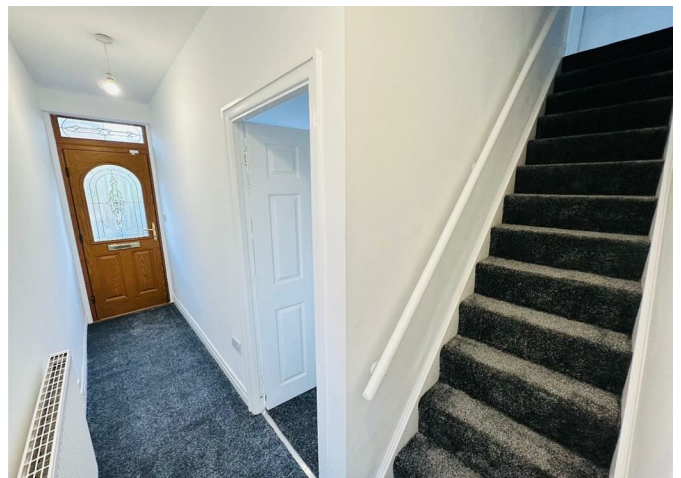
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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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Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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