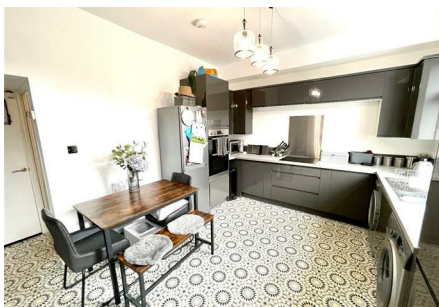




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 12 Pymroyd Lane, Huddersfield, HD4 5ST

**Guide Price £145,000**

**\*ATTENTION\* \*NOT TO BE MISSED\* \*OFFERED FOR SALE\*** Is this generously sized, two bedroom, end terrace property with gardens to the front and rear. Located in this popular residential area of Cowlersley, ideally situated with easy access to all local amenities, bus routes, well regarded schools and M62 motorway network for commuters. The property boasts gas central heating and double glazing throughout, accommodation briefly comprises of: newly fitted uPVC entrance door leading to hall, spacious lounge and contemporary dining kitchen with access to a useful cellar. To the first floor landing: two good sized bedrooms and modern house bathroom with access to useful loft storage space via pull down ladder. Externally, having on street parking and flagged garden to the front with stone wall boundaries and wrought iron gate. To the rear, good sized decked and patio area with fenced boundaries. Internal viewing is highly advised to appreciate the accommodation on offer! Call ADM Residential today on 01484 644555 to arrange your viewings! **\*VIEWING BY APPOINTMENT ONLY\* \*VIRTUAL VIEWING AVAILABLE SOON\***

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

Newly fitted, dual colour, uPVC entrance door with opaque obscure glazing and skylight:

### ENTRANCE HALL



Entrance hall with staircase rising to the first floor landing, wall mounted gas central heated radiator and door leading to:

### LOUNGE 12'6 x 11.2 (3.81m x 3.35m.0.61m)



Recently decorated, contemporary style lounge with uPVC bay window overlooking the front aspect which allows an abundance of natural light to fill the room. Featuring T.V point, telephone point, twin traditional column radiators, vinyl effect flooring and door leading to:

### DINING KITCHEN 13'10 x 12.0 (4.22m x 3.66m.0.00m)



Spacious and modern dining kitchen with uPVC double glazed window overlooking the rear aspect

and uPVC door giving access to the rear garden. Featuring a newly fitted kitchen with matching base and wall mounted units in high gloss Ash Grey with contrasting laminate working surfaces, matching laminate splash back and inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and grill with a separate four ring electric induction hob. Plumbing for an automatic washing machine, tumble dryer, and space for a fridge freezer with ample room for dining table and chairs. Finished with wall mounted gas central heated radiator and vinyl effect flooring. Door leading to:

### CELLAR

Useful cellar which houses the boiler and meters:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via a hatch, wall mounted gas central heated radiator and doors leading to all rooms:

### HOUSE BATHROOM 8'5 x 4'6 (2.57m x 1.37m)



Modern bathroom with uPVC opaque window to the rear aspect, featuring a three piece bathroom suite in white with chrome effect fittings. Comprising of: panelled bath with electric shower unit over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, wall mounted gas central heated radiator and vinyl effect flooring:

### BEDROOM ONE 12'5 x 12'8 (3.78m x 3.86m)



Good sized, well appointed double bedroom with twin aspect uPVC windows to the front aspect. Featuring built-in bulk head storage cupboard, T.V point and finished with wall mounted gas central heated radiator:

### BEDROOM TWO 12'9 x 8'4 (3.89m x 2.54m)



Second good sized bedroom with uPVC window overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

### EXTERNALLY



The property boasts hard standing, flagged garden to the front aspect with stone wall boundaries, wrought iron gated access and on street parking. To the rear is a low maintenance, private garden with decking and patio areas, an ideal space for enjoying the summer months. Finished with an outdoor tap and fenced and wall boundaries:

### 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: Bridgewater School, Huddersfield Grammar School & Nursery, Crow Lane Primary & Foundation Stage School, Oak Primary School, Beaumont Primary Academy.

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)

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 "A"

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

### **Tenure**

This property is Leasehold.

### **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.

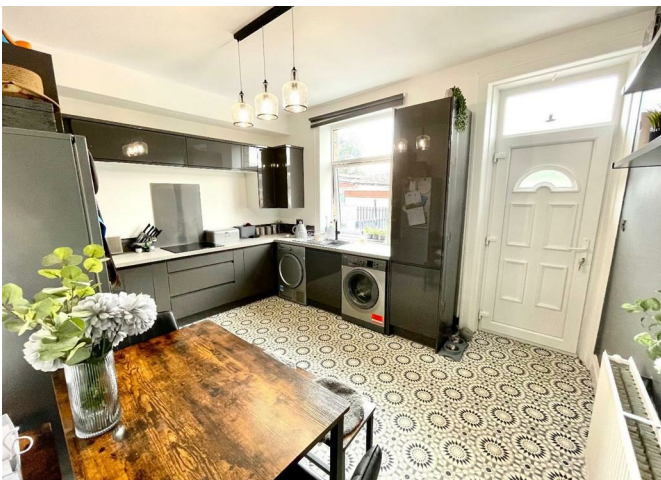
Appliances & services have not been tested.

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.

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## Energy Efficiency Graph

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

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

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