



RESIDENTIAL

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5 Crescent Road, Huddersfield, HD4 7HG

Price Guide £150,000

Standing within well kept gardens is this three bedroom semi detached property which is in need of modernisation. Offering good sized family accommodation ideally suited to an array of buyers/keen gardeners. The property is located close to all local amenities, bus routes and great schools within the area, having much to offer. Boasting double glazing and gas fire heating, the accommodation in brief comprises of: entrance door leading to a hallway, lounge with bay windows, dining room and galley kitchen with pantry. To the first floor three bedrooms and bathroom. Externally well maintained gardens to front and rear with lawned areas, flagged patio, stone coal house, a former air raid shelter is located under the greenhouse, flower borders and views to Castle Hill. This property must be viewed to fully appreciate what is on offer. Offered for sale with immediate vacant possession *NO CHAIN INVOLVED*. CALL TODAY ON 01484 644555.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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Entrance Door



A uPVC door leads to:

Hallway

Hallway with staircase rising to the first floor giving access to the landing and bedrooms:

Kitchen 10'6 x 4'2 (3.20m x 1.27m)



The kitchen which is set to the rear aspect with uPVC windows to the rear elevation. Featuring matching base and wall mounted units in Oak wood effect with complimentary roll edged working surfaces and tiled splash backs, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine and gas cooker point with stainless steel extractor hood over. Finished with tiled flooring and door leading to rear:

Lounge 13'5 x 12'8 (4.09m x 3.86m)



A delightful lounge which is set to the front elevation boasting large bay windows over looking the front gardens and providing an array of natural light, wall mounted gas fire, picture rail and a door leading to:

Dining Room 10'9 x 10'9 (3.28m x 3.28m)



Positioned to the rear of the property is the dining room with a uPVC double glazed window to rear aspect overlooking the rear garden, featuring built-in storage cupboard to one alcove, picture rail, door leading to:

To The First Floor

To the first floor is an L-shaped landing, Upvc window to the side elevation and doors leading to:

Bathroom 5'4 x 5'4 (1.63m x 1.63m)



A partly tiled house bathroom with uPVC opaque window to the rear aspect, comprises of a three piece bathroom suite in white with chrome effect fittings. Consists of panelled cast-iron bath with electric shower over, hand wash pedestal basin and low level flush w/c.

Bedroom One 11'7 x 8'8 (3.53m x 2.64m)



A delightful double bedroom with uPVC windows to the front aspect and storage cupboards to one alcove which houses the water tank:

Bedroom Two 11'2 x 8'8 (3.40m x 2.64m)



A delighted second double bedroom with uPVC windows to the front aspect:

Bedroom Three 8'3 x 7'2 (2.51m x 2.18m)



A delightful third bedroom with uPVC windows to the front aspect and bulk head storage:

Externally



Externally the property has a pleasant lawned garden with well established flower beds and shrub borders, hawthorn hedging, stone wall boundaries and gated access. To the rear of the property an enclosed well maintained lawned garden, flagged patio, stone coal house and fenced boundaries. Mature shrubbery and conifers, greenhouse. Please note a former air raid shelter is located under the greenhouse:

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555
Mobile Number 07780446202
Email - sales@admresidential.co.uk

ABOUT THE AREA

Local Schools are:

A truly lovely location, set back from a main flow of traffic, hidden away location, off street parking to front and side, quiet setting, great shops around and perfect for access to motorways.

local Schools- Netherton Infant and Nursery School, Netherton Pre School, Crosland Moor Junior School, Newsome High School and Sport College, Berry Brow Infant And Nursery School.

Nearest stations are: Berry Brow, Honley and Lockwood,

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.

Tenure

This property is reported as Freehold.

Council Tax Bands

The council Tax Banding is "B"

Floor Plan

Energy Efficiency Graph



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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.