



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 1 Western Road, Huddersfield, HD4 5TH

**£99,995**

"READY TO MOVE INTO CONDITION" \*A PERFECT STARTER HOME\* "A F.T.BUYERS OR INVESTMENT OPPORTUNITY" This two double bedroom apartment is offered \*FOR SALE BY ADM RESIDENTIAL\* Having been newly decorated throughout and set within this ever popular location of Cowlersley, ideally located close to all village amenities, bus routes and local schools. The property boasts gas central heating and Upvc double glazing. This extremely well sized accommodation will suit an array of buyers makes an ideal purchase for any starter home. Briefly comprises of :- Entrance door with staircase leads to the top floor reception hallway, an open plan spacious lounge with a feature butterfly bay window and a dining kitchen, two good bedrooms and a modern house bathroom with four piece bathroom suite in white. Externally, the property offers communal area and a tandem driveway to the front aspect with off road parking for two vehicles. An early inspection is highly recommended to see what this property has to offer! Call ADM Residential today on 01484 644555 to arrange your viewing! \*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

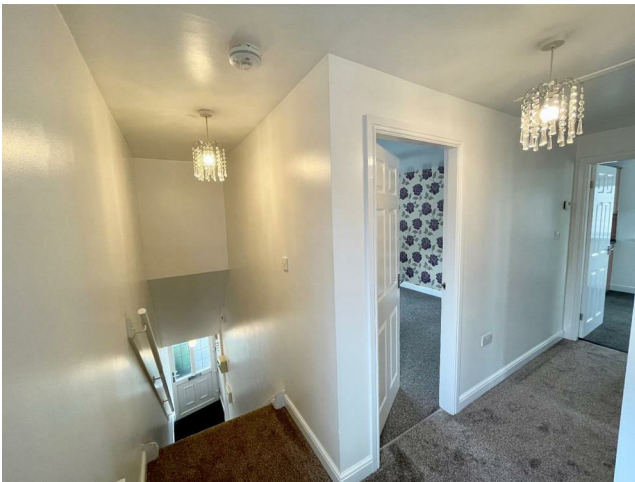
Entrance uPVC door leads to:

## STAIRCASE RISES TO FIRST FLOOR APARTMENT



Staircase rises to the first floor reception hallway, being newly decorated with a uPVC window to the side aspect:

## TO THE FIRST FLOOR HALLWAY



L-Shaped hallway with access to a loft hatch and doors leading to:

## HOUSE BATHROOM



A beautifully finished, fully tiled modern four piece suite in white with uPVC opaque window to the rear aspect, featuring chrome effect fittings and comprises of: a single shower cubicle with shower door, mains fitted shower unit, panelled bath with hot and cold taps, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted extractor vent, ceiling light, wall mounted gas central heated radiator and finished with tiled flooring:

## LOUNGE AREA



A newly decorated and very tastefully appointed modern lounge with uPVC double glazed boxed bay window overlooking the rear aspect and a uPVC side window, T.V point, telephone point and wall mounted gas central heated radiator:

## DINING KITCHEN AREA



A good sized very well appointed dining kitchen with uPVC window to front aspect. This modern kitchen featuring a matching range of base and wall mounted units in Oak wood effect and satin chrome effect fixings. Consisting of complementary laminate working surfaces with matching tiled splash back, inset stainless steel sink

unit with drainer mixer tap. Integral stainless steel electric oven and four ring gas hob with a matching extractor hood over. There is plumbing in situ for a washing machine and space for an under counter dishwasher or fridge. Finished with laminated tiled effect flooring and a wall mounted gas central heating radiator:

### **BEDROOM ONE**



Tastefully appointed, newly decorated main double bedroom with uPVC window to front aspect, useful bulk storage cupboard and a wall mounted gas central heating radiator:

### **SECOND DOUBLE BEDROOM**



A tastefully, newly decorated second double bedroom with uPVC window to the rear aspect, finished with a wall mounted gas central heating radiator:

### **EXTERNALLY**

Externally, the property offers communal area and a tandem driveway to the front aspect with off road parking for two vehicles:

### **ABOUT THE AREA**

About the area are as follows:

Local schools are: Linthwaite Ardron Junior and Infant School, Cowlersley Primary School, Wellhouse Junior and Infant School (Primary), Ofsted Linthwaite Clough J I & Early Years Unit , Colne Valley High School (Secondary

With fantastic commuter links to the Motorway and great schools in the immediate vicinity, Locally are a range of popular shops, chemist, dentist in the village of Milnsbridge and 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 with 125 years from the year 2006. Ground Rent £50.00 per annum service charge £82.78

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0106-2863-7140-9804-4755>

### **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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## Floor Plan

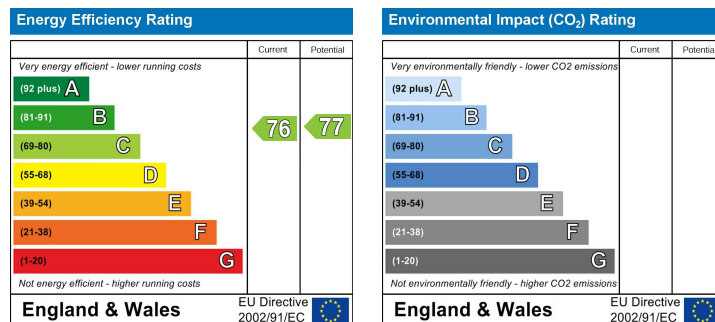
### 1st Floor Flat

Approx. 59.2 sq. metres (637.1 sq. feet)



1 Western Road, Huddersfield

## Energy Efficiency Graph



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