



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



178 Lowergate, Huddersfield, HD3 4EP

Offers In The Region Of £94,995

PRICED TO SELL OFFERS £94,995 "NOT TO BE MISSED" ADM Residential are delighted to offer FOR SALE this STONE BUILT REAR DOUBLE FRONTED TERRACE WITH A WOODLAND ASPECT. This inner terrace property is located in this popular area of Paddock, Huddersfield, having a charming garden to the rear with a woodland aspect. Easy access to all local amenities and just a short drive to Marsh, good commuter bus routes and schools are minutes away, country walks and access to the M62 motorway networks. Offering spacious accommodation the property boasts, gas central heating, Upvc double glazing, comprises of: Entrance door leading to the inner lobby, a spacious lounge a dining kitchen and access to a useful vaulted cellar. To the first floor landing there are two double bedrooms and modern shower room. Externally offering access leading to the rear garden and on street parking. Early viewing is highly recommended to avoid disappointment. Please phone us to arrange a viewing or mobile out of office hours. NO CHAIN not to be Over Looked!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE REAR DOOR

An entrance uPVC door leads to :

LOBBY



This inner lobby has a central staircase leading to the first floor landing, alarm panel, door leads to:

SPACIOUS LOUNGE



A very spacious lounge with a uPVC window which overlooks the rear aspect, featuring twin arched alcoves, T.V.point, virgin access point, coved ceiling, wall mounted gas fire set on tiled back and hearth, wall mounted gas central heated radiator, door leads to:

DINING KITCHEN



A good sized dining kitchen with uPVC window to the rear aspect, overlooking the rear garden. Featuring base and wall units with chrome effect fittings, complimentary work surfaces with stainless steel sink unit and tiled splash backs, gas

cooker point, plumbing for an automatic washing machine, wall mounted combi - boiler . Finished with useful built in storage cupboards, wall mounted double panelled gas central heated radiator and vinyl flooring, door leading to :

ACCESS TO A VAULTED CELLAR

Access from the lounge via descending staircase, is this useful vaulted cellar, a gas meter point:

TO THE FIRST FLOOR LANDING

To the first floor landing, doors leading to:

MODERN SHOWER ROOM



A modern fitted shower room with uPVC opaque window to the rear aspect, featuring a three piece shower suite in white with chrome effect fittings. Comprises of:- treble shower cubicle with mains fitted shower and shower seat, a low level flush w/c, hand wash basin, extractor fan, ceiling spot lighting and finished with vinyl flooring

BEDROOM ONE



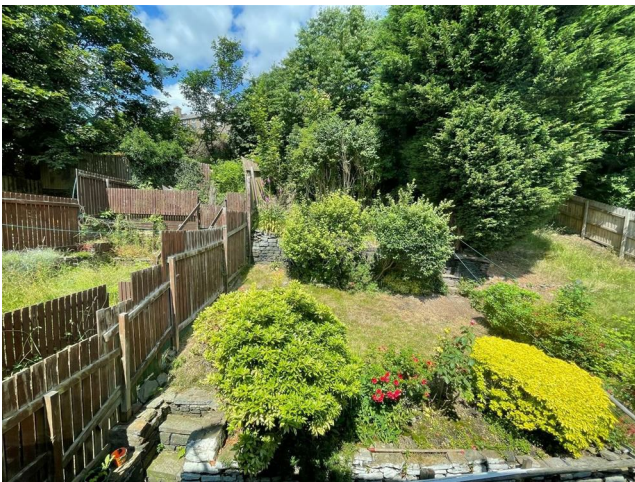
A good sized double bedroom with uPVC window to front aspect which over looks views across the woodlands, wall mounted double panelled gas central heating radiator:

BEDROOM TWO



A second double bedroom with uPVC window to rear aspect again taking advantage of the woodland views elevation, gas central heating radiator:

EXTERNALLY



Externally the property benefits from gates access to the rear, which leads to a flagged path, stone steps ascend to the tiered garden which is a mainly laid to lawn area, flower and shrub boards, maturing trees and a a path which leads to the adjacent road on the top of on street parking:

EXTRA PHOTOS



Please see a selection of photos:

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.

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.

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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

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.

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.

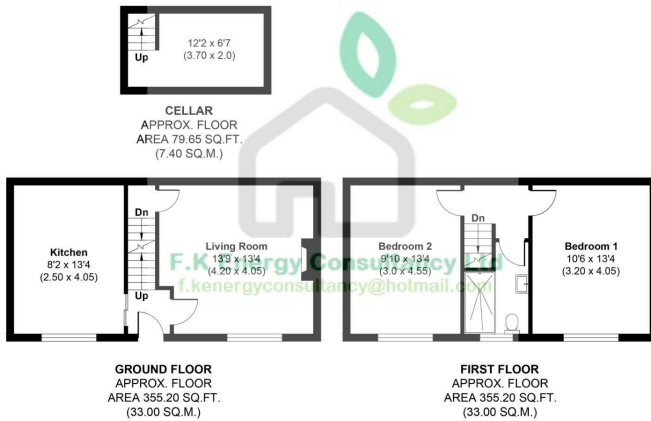
EPC LINK

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6800-6071-0222-7091-3393>

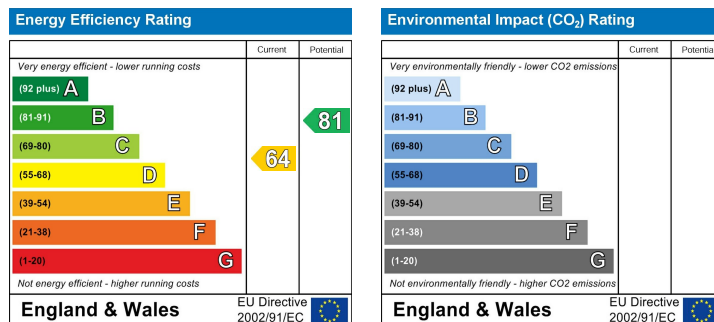
Floor Plan

178 LOWERGATE, HUDDERSFIELD, H03 4EP

APPROX. GROSS INTERNAL FLOOR AREA 789.65 SQ FT / 73.40 SQ METERS



Energy Efficiency Graph



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