



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## The Rock Gillroyd Lane, Huddersfield, HD7 5SR

**Asking Price £125,000**

**\*UNDEROFFER\* \*OFFERED FOR SALE BY ADM RESIDENTIAL\* ARE YOU LOOKING FOR A F.T.BUYER/INVESTMENT PURCHASE?** This is perfect for an array of buyers. An excellent opportunity to acquire this "Semi-Detached" property, which is located in the highly regarded residential area of Linthwaite. Having been modernized by the current owners and recently decorated through-out. Ideally situated close to all amenities, bus routes and FANTASTIC commuter links to the M62 Motorway and GREAT schools in the immediate vicinity. This property offers charming accommodation with modern fittings, boasting gas central heating, double glazing, briefly comprising of:- entrance door lead to a reception hallway, open plan living with modern kitchen area and lounge, sun vestibule and access to a cellar, To the first floor landing their is two double bedrooms and a well appointed modern bathroom. Externally well appointed garden to the front with on street parking: *\*Internal viewings are highly recommended to appreciate what this property has to offer\* so why not book your viewing today! Call ADM Residential on 01484 644555. Viewings are by appointment only.*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE DOOR



An entrance composite door, leads to:

### RECEPTION HALLWAY



Reception hallway with extra wide staircase leading to the first floor landing, featuring coved ceiling, wall mounted gas central heated radiator, finished with wood effect laminate flooring. Doors leading to:

### OPEN PLAN

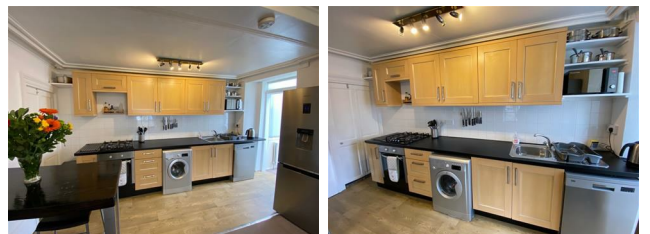
The living space is open plan with kitchen area set to the rear aspect and access to the side sun vestibule:

### LOUNGE AREA 19'6 x 13'7 (5.94m x 4.14m)



This is a recently decorated very well appointed lounge area with uPVC bay window to the front aspect providing views over the front garden and giving abundance of natural lighting. Featuring a railway sleeper style mantle set within this inglenook fireplace and stone hearth, T.V point, Telephone point, original cornices, wall mounted lighting, a gas central heated radiator:

### KITCHEN AREA



This modern breakfast kitchen area is set to the rear aspect with natural light coming from the connect sun vestibule. Featuring a matching range of base and wall mounted units in Maple wood effect with satin chrome effect fittings, complimentary laminated working surfaces with breakfast bar, inset stainless steel sink unit with drainer and mixer tap, contrasting tiled splash backs. Integral electric oven and four ring gas hob with extractor hood over, plumbing for an automatic washing machine and dishwasher and washing machine, space for a double fridge/freezer. Finished with wood effect laminate flooring:

### CELLAR

Door leads to a useful cellar with a wall mounted combi-boiler, useful storage shelves, staircase descending to the cellar room:

### SUN VESTIBULE 8'7 x 3'5 (2.62m x 1.04m)



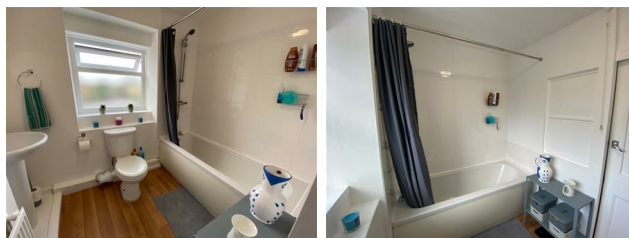
Set to the side aspect is this sun vestibule with uPVC windows and uPVC door lead to the side aspect. featuring a wall mounted gas central heated radiator, makes an ideal reading room:

### TO THE FIRST FLOOR LANDING



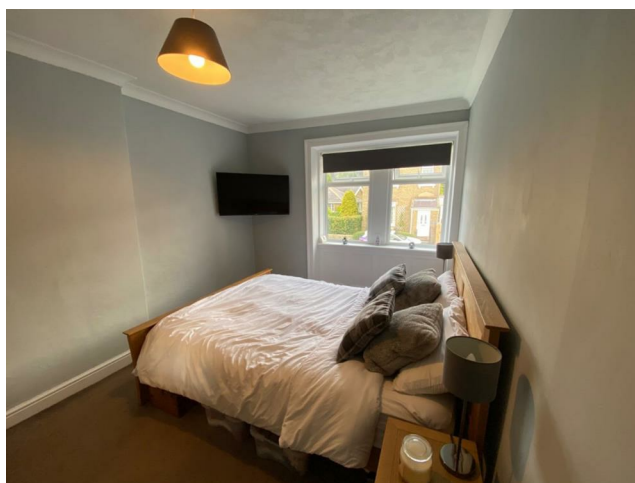
To the first floor landing, doors lead to all room and a wall mounted gas central heated radiator, access to a loft which is fully boarded via hatch:

### HOUSE BATHROOM 7'8 x 5'7 (2.34m x 1.70m)



Contemporary, partly tiled house bathroom with uPVC opaque window to the side elevation. Comprises of a three piece bathroom suite in white with chrome effect fittings, consisting of:- panelled bath with mains fitted shower over and shower rail, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted radiator, vinyl flooring:

### BEDROOM ONE 14'8 x 8'4 (4.47m x 2.54m)



Spacious double bedroom with uPVC window to the front aspect, featuring T.V point, coved ceiling and a wall mounted gas central heated radiator:

### BEDROOM TWO 13'8 x 7'10 (4.17m x 2.39m)



A well appointed second double bedroom with uPVC window to the front aspect and finished with gas central heated radiator:

## EXTERNALLY



Externally the property boasts a enclosed front garden with gated access, stone flagged paths leads to the lawned garden, with partly trellised and stone wall boundaries and slate chipped borders :

## ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Colne Valley High 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

Mobile Number 07780446202

Email - sales@admresidential.co.uk

## 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.

## Council Tax Bands

The council Tax Banding is " "

Approx amount per month is £0.00

## Tenure

This property is freehold

## 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.

## Linthwaite Views

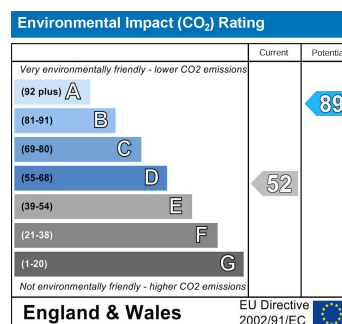
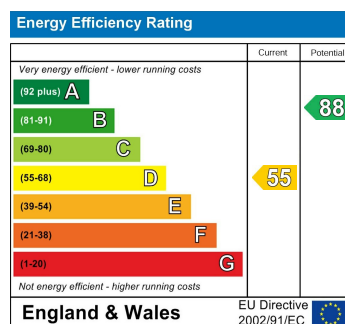
Photos of the rear views from the road side:

## EXTRA PHOTOS





## Energy Efficiency Graph



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