



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 245 Blackmoorfoot Road, Huddersfield, HD4 5RL

**Price £69,995**

An opportunity to purchase this very well appointed, rear stone built, terrace property, which also benefits from a low maintenance southerly facing garden. This well decorated ONE bedroom property is situated in the popular residential location of Crosland Moor, being close to all local amenities, central bus routes to Huddersfield town centre, access to good schools, Beaumont Park and the Motorway Networks only a short drive away. Accommodation boasts gas central heating, double glazing and a recently fitted roof in 2019. Briefly comprising of: entrance uPVC door, hallway, open plan lounge/kitchen area and access to the cellar. To the first floor landing with useful bulk head storage, larger than average bedroom and modern shower room with three piece suite in white. Externally: well maintained low maintenance southerly facing flagged garden to the rear with on street parking to the front aspect on Blackmoor Foot Road, Internal viewing is highly recommended, book your viewing today! \*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 REAR UPVC DOOR



Upvc entrance door to the rear of the property leads to:

### HALL

Entrance hall with staircase rising to the first floor landing, wall mounted gas central heated radiator and wood effect flooring. Archway leading to:

### OPEN PLAN LIVING/KITCHEN 14'8 x 12'9 (4.47m x 3.89m )

Open plan kitchen and living space:

### KITCHEN AREA



Kitchen area with Upvc window overlooking to rear garden, featuring a matching range of base and wall mounted units in Beech wood effect, complimentary laminated working surfaces and tiled splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, electric cooker

point, plumbing for washing machine and condenser dryer and space for under counter fridge/freezer. Finished with built-in storage cupboard, wall mounted Viessmann boiler (Installed on the 18.02.2020) and wood effect flooring:  
\*Vendor is willing to negotiate on appliances\*

### LIVING AREA



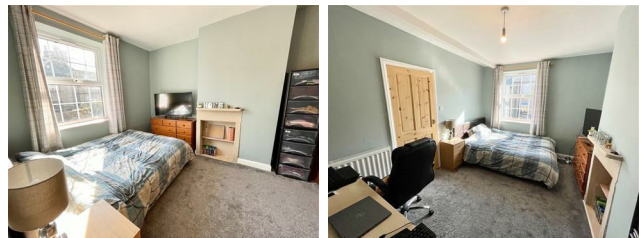
This delightful open plan lounge area features T.V point, telephone point, wall mounted gas central heated radiator and finished with wood effect flooring. Door provides access to cellar:  
\*Vendor is willing to negotiate on the furniture\*

### TO THE FIRST FLOOR LANDING



To the first floor landing with access to a useful bulkhead storage cupboard. Doors leading to:

### BEDROOM ONE 14'8 x 10'2 (4.47m x 3.10m)



Larger than average tastefully decorated bedroom with Upvc window over looking the rear aspect, featuring stone featured fireplace with tiled hearth, loft hatch and finished wall mounted gas central heated radiator:

## BATHROOM 6'6 x 6'3 (1.98m x 1.91m)



A three piece bathroom suite in white with chrome effect fixings: comprising of:- step-in shower cubicle with glass sliding doors and mains fitted shower, hand wash pedestal basin and a low level flush w/c. Finished with tiled effect vinyl flooring, wall mounted gas central heated radiator, panelled ceiling and tiled splash back:

## EXTERNALLY



Externally the property boasts well kept, low maintenance southerly facing flagged garden with hedge, fence and wall boundaries, ideal for outdoor dining during the summer months. Right of access to neighbouring properties:

## ABOUT THE AREA

About the area are as follows:

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

Blackmoor Foot is to the south west of Huddersfield town centre. The electoral ward of Crosland Moor and Netherton, in the Colne Valley constituency. The area of Crosland Moor includes

Beaumont Park, Crosland Hill and Walpole and has a population of 9,085 according to the 2001 census. Crosland Moor begins at the junction of the Manchester Road A62 and Blackmoorfoot Road the main thoroughfare. The area rises up the hillside to overlook the areas of Milnsbridge and Golcar in the Colne Valley.

Schools: Moor End Academy (formally Moor End Technology College) is Crosland Moor's secondary school based on Dryclough Road near Beaumont Park. Crosland Moor Junior and Infants schools are also on Dryclough Road.

## Tenure

This property is Lease Hold/Freehold - \*Please Note\* no. 245 owns no. 247 freehold, ground rent of £1.00 per annum on a 999 year lease.

## 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 via Property Tours.

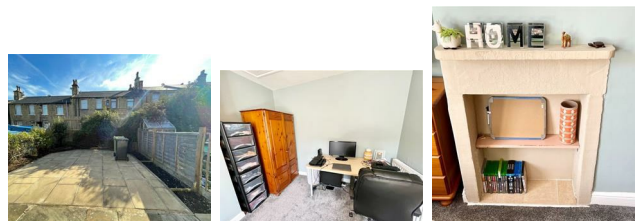
Please ask the agents for the details.

## Council Tax Bands

The council Tax Banding is "A"

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

## Further Photos



Please see extra photos:

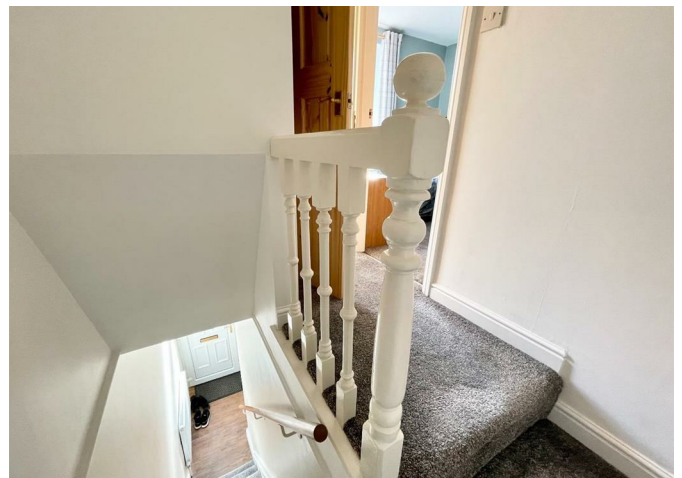
## DISCLAIMER

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.

### **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.



### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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