



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 7 Yew Tree Lane, Huddersfield, HD4 5UY

**Asking Price £154,995**

"HAVING THE WOW FACTOR" " FIRST TIME BUYER PURCHASE " "A STUNNING END OF TERRACE PROPERTY FOR SALE " \*TWO DOUBLE BEDROOMS\* \*STUNNING BATHROOM\* \*NO ONWARD CHAIN\* The opportunity has arisen to purchase this ready to move into, two bedroom, beautifully decorated property which offers contemporary and modern features, boasting gas central heating and double glazing throughout. Ideally positioned in a popular and convenient residential location of Cowlersley near to all local amenities, bus routes, good access to the M62 motorway network, local schools and the town centre being just a short distance away. The property briefly comprises of: Entrance hallway, spacious lounge, a dining room/third bedroom or office space, separate well appointed breakfast kitchen with access to the lower floor cellar/workshop. To the first floor landing: two well appointed, large bedrooms and modern fitted his and hers bathroom with a white modern suite. Externally there is on street parking to the front aspect and to the rear there is a patio garden. This property is truly \*NOT TO BE MISSED\* to avoid disappointment please contact the agent to arrange your viewing! \*VIRTUAL VIEWING AVAILABLE SOON\* "Perfect F.T Buyer Purchase Or An Investment!"

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE COMPOSITE DOOR

An entrance duo colour composite security door leads to:

### HALLWAY



A charming hallway with staircase rising to the first floor landing, ornamental coving and door leads to:

### LOUNGE 14'11 x 13'11 (4.55m x 4.24m)



A larger than average, beautifully presented, lounge with window overlooking the front aspect. Featuring wall mounted railway sleeper mantle with marble back and tiled hearth, inset living flame gas fire, coved ceiling, wall mounted T.V point and telephone point. Finished with wall mounted gas central heated radiator and door leading to the dining kitchen:

### BREAKFAST DINING/KITCHEN 14'5 x 7'9 (4.39m x 2.36m)

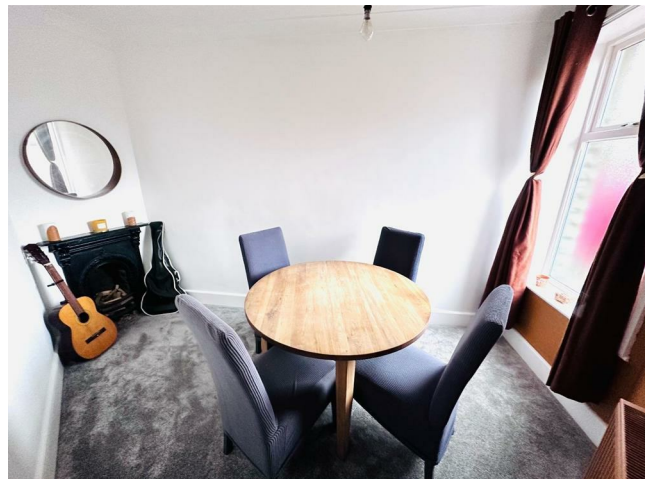


Set to the rear of the property is the delightful dining kitchen with window over looking the side aspect, consisting of a modern fitted kitchen with base and wall mounted units in white wood effect, contrasting laminated working surfaces and inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and hob with matching stainless steel extractor hood over, plumbing in situ for an automatic washing machine, dryer and space for a fridge freezer. Finished with wall mounted gas central heated radiator, Oak wood effect flooring and access to the cellar. Door leads to the rear private garden:

### CELLAR

Access to the cellar via descending steps, comprises of two rooms with housing for meters and useful work shop space or storage:

### DINING ROOM/OCCASIONAL BEDROOM 12'8 x 8'9 (3.86m x 2.67m)



A very well appointed dining room/occasional bedroom or would make an ideal office space, with window to the side aspect. Featured

ornamental cast iron fireplace, coved ceiling and wall mounted gas central heated radiator:

### TO THE FIRST FLOOR LANDING



To the first floor L-shaped landing with access to a loft hatch, spindle balustrade and wall mounted gas central heated radiator. Doors leading to:

### HOUSE BATHROOM 13'9 x 7'9 (4.19m x 2.36m)



A modern, partly tiled house bathroom with opaque window to the side aspect featuring a four piece bathroom suite in white with chrome effect fittings, consisting of: slipper bath with mixer waterfall tap, a quadruple step in shower with mains fitted chrome waterfall shower over and splash screen, his and hers hand wash vanity basins which incorporates matching vanity units. Finished with inset ceiling lights, wall mounted chrome heated towel rail and vinyl effect flooring:

### BEDROOM ONE 15'4 x 11'2 (4.67m x 3.40m)



A superb sized, double bedroom with window to the front aspect. Finished with coved ceiling, T.V point, wall mounted gas central heated radiator and original wood flooring:

### BEDROOM TWO 14'5 x 14'1 (4.39m x 4.29m)



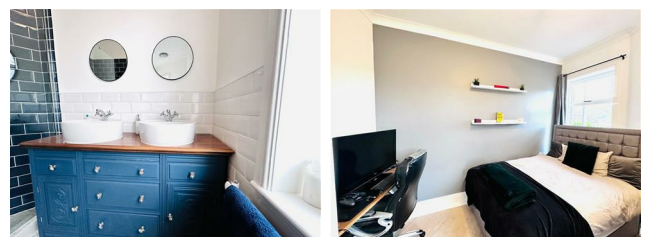
A second good sized double bedroom with window to the front aspect, finished with coved ceiling and wall mounted gas central heated radiator. Further potential office space, finished with original wood flooring:

### EXTERNALLY



Externally the property offers a small frontage with on street parking, to the rear there is a small flagged area with fenced boundaries, which is perfect for bistro dining in the summer months. A path leads to the gate for right of access. There is also a side area which is used by the current owners and finished with fenced boundary:

### EXTRA PHOTOS



A selection of extra photos:

### Tenure

This property is Freehold.

### Council Tax Bands

The council Tax Banding is "B"

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9996-0208-3507-1606-3000>

### **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 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)

Conveniently located approximately 2.5 miles from the M62 and 1.2 approximate 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 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 youtub 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.

### **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.

### **COPYRIGHT ADM PARTICULARS**

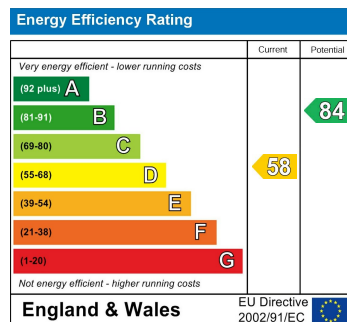
Please Note: Unauthorized reproduction prohibited.

## Floor Plan



All measurements are approximate and for display purposes only

## Energy Efficiency Graph



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