



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



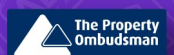
59 St. James Road, Marsh, Huddersfield, HD1 4QA

Offers Invited £154,995

SOLD By ADM Residential Of Huddersfield ***PERFECT FIRST TIME BUYERS PURCHASE*** ***A GREAT LOCATION OF MARSH / LINDLEY AND CLOSE TO THE HRI*** ***ATTENTION FIRST TIME BUYERS OR INVESTMENT*** Occupying a prominent and convenient position, within this highly desirable residential area of Marsh, Huddersfield, this extremely well presented two double bedroomed, inner through terrace property will attract an array of buyers. Ideally situated close to all local shops, well regarded schools, HRI and the M62 motorway and excellent transport links to Huddersfield's town centre. The property boasts gas central heating and wood double glazing with a ready to move into condition, briefly comprises of:- Entrance door leads onto a Upvc vestibule, modern well appointed lounge, large dining kitchen set to the rear aspect and useful utility/cellars. To the first floor landing: Two double bedrooms and a tastefully appointed house bathroom with modern suit. Externally there is a low maintenance garden to front elevation, to the rear enclosed decked patio with a gravelled area, tar-mac path and a permit parking to the front. Telephone the agent ADM Residential to arrange a viewing today. ***Not To Be Overlooked***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE DOOR

Entrance door

VESTIBULE



A vestibule set to the front aspect, with uPVC windows to both sides, leads into:

LOUNGE 13'5 x 12'5 (4.09m x 3.78m)



Tastefully appointed lounge with featured wood double glazed windows the front aspect, having living flame coal effect gas fire set onto a stone hearth, T.V. Point, Telephone point, gas central heating radiator, door leading to:

DINING KITCHEN 13'2 x 11'6 (4.01m x 3.51m)



Positioned to the rear of the property is this very well appointed, modern fitted dining kitchen with wood double glazed window to rear aspect, and views over looking the rear garden. The kitchen has an excellent range of base and wall units in Beech wood effect with contrasting laminated working surfaces, rustic tiled splash backs, inset stainless steel sink unit with mixer taps. Integral electric oven and a four ring gas hob with stainless steel extractor over, space for fridge/freeze and ample space for a dining table and chairs, finished with tiled effect vinyl flooring, picture rail, door leading to useful cellar and door giving access to rear garden:

ACCESS TO THE LOWER FLOOR

Door leads to:

UTILITY ROOM/ CELLAR

Stairs descending to a useful keeping cellar with plumbing in situ for a washing machine/ space for a dryer and fridge freezer, uPVC door with opaque glass which leads to the rear garden, there is also further storage room, and prospects to convert subject to planning:

STORAGE

Ample storage

INNER HALL



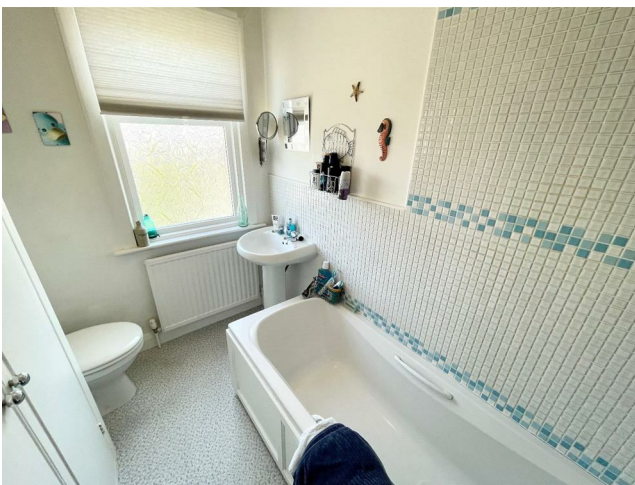
Inner hallway with staircase leading to:

TO THE FIRST FLOOR



Staircase leading to the first floor landing with split level access give to all doors and access to a loft hatch, doors leading to:

HOUSE BATHROOM 11'1 x 5'9 (3.38m x 1.75m)



A well appointed, partly tiled, modern house bathroom with opaque wood double glazed

window to rear aspect. Featuring chrome effect fitting, comprising of a three piece bathroom suite in white, consisting of: panel bath with thermostatic shower over bath and shower rail, pedestal wash hand basin and a low level w/c. Finished with mosque effect vinyl flooring, wall mounted radiator:

BEDROOM ONE 13'5 x 11'9 (4.09m x 3.58m)



Tastefully appointed main bedroom with large wood double glazed window positioned to the front aspect, featuring gas central heating radiator:

BEDROOM TWO 11'9 x 5'10 (3.58m x 1.78m)



Second double bedroom with wood double glazed window positioned to the rear aspect, featuring bulk-head, built-in wardrobe to one wall and a wall mounted gas central heating radiator:

EXTERNALLY



Well appointed garden to front elevation with gated access and a stone wall boundary. To the rear an enclosed garden with decked patio perfect for seating in area, paved and stepped paths leading to a lawned garden and outside storage shed. This is ideal for a private gardener and dining in the summer months:

FURTHER PHOTOS



ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity, easy access to the HRI, Lindley and Edgerton,i
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 1.1 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 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 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.

BUYERS FURTHER INFORMATION NEEDED

Good Morning,

We do hope you are well, Thank you for enquiring about the above property to buy with ADM Residential.

We are first obliged to as you the following questions in order for us to assist you further.

Can you please confirm the following information:

Have you your full title and home address as nothing was listed on the request.

- 1- Location looking to buy ?
- 2- Budget ?
- 3- Do You Require Finance Help?
- 4- Do you need solicitors quotes for conveyancing ?

Warmest Regards

Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

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.

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.

Council Tax Bands

The council Tax Banding is " "

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

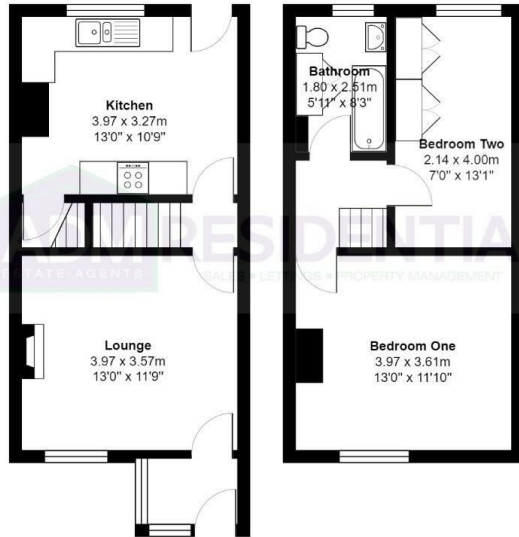
COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

EPC 'D'

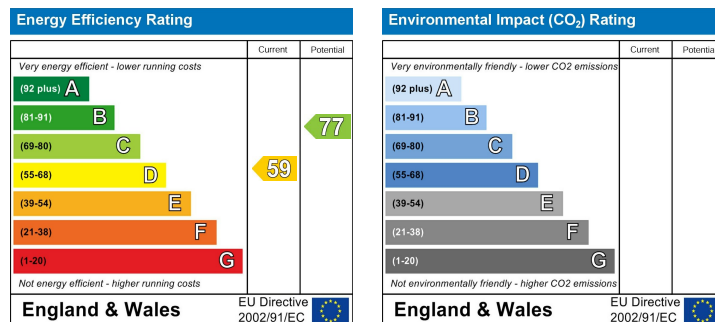
<https://find-energy-certificate.service.gov.uk/energy-certificate/2030-6208-4070-1300-0895>

Floor Plan



All measurements are approximate and for display purposes only

Energy Efficiency Graph



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. 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.