



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 2 Glen Royd Manchester Road, Huddersfield, HD7 6DS

**Price Guide £155,000**

\*GUIDE PRICE £155,000\* \*RIPE FOR RENOVATIONS\* "GREAT POSSIBILITIES FOR THIS THREE BEDROOM INNER TERRACE PROPERTY" Offered for sale by ADM Residential is this good sized, terrace property which has accommodation set over FOUR floors, garden to the front with stunning views, while being nestled on the fringes of the River Colne. Ideally being well placed for all local amenities in this highly sought after village of Marsden and excellent access to Leeds and Manchester via the local railway station. The property also benefits from good commuter links to city centres, perfectly situated for countryside walks, with access to the Peaks, canals and reservoirs. The property offers wood glazing and wall heating, briefly comprising of: Entrance rear door leading to the hallway, spacious lounge, dining kitchen. To the lower floor there is a large cellar and separate coal cellar and w/c. To the first floor there are two bedrooms and a house bathroom. To the second floor is an extensive attic space with storage. Externally the property has a small frontage with stone wall boundaries and gated access. To the rear is access to the property. Viewings are with the agent so please telephone 01484 644555 to arrange your viewing or virtual viewing today! \*NO CHAIN\*

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)



### REAR DOOR

Entrance rear wooden door leading to:

### DINING KITCHEN 12'0 x 9'6 (3.66m x 2.90m)



A dining kitchen with wood windows to the rear aspect, wall mounted units in beach wood effect and multi colour basic units with laminated work tops, inset stainless steel sink unit with twin taps, electric cooker point and space for white goods. Finished with laminated tiled effect flooring. Door leads to:

### DOOR LEADS TO THE LOWER FLOOR

Staircase leads to the lower floor:

### CELLARS 11'7 x 7'9 (3.53m x 2.36m)

Good sized cellar which could be converted into a utility room, with window to the rear aspect and doors leading to:

### COAL CELLAR

A useful keeping cellar formally the coal cellar:

### SEPARATE W/C 5'4 x 2'6 (1.63m x 0.76m)



A separate w/c with window to the rear aspect:

### LOUNGE 14'5 x 14'4 (4.39m x 4.37m)



A very spacious lounge with windows to the front aspect, featuring a tiled fire surround with gas fire, built-in storage cupboard to one alcove and picture rail:

### HALLWAY

Hallway with staircase leading to the first floor landing:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing:

### BEDROOM ONE 14'8 x 14'4 (4.47m x 4.37m)



A good sized bedroom, featuring window to the side aspect and door leading to:

### **BEDROOM TWO 102'4 x 10'5 (31.19m x 3.18m)**

A double bedroom with wood window to the rear elevation and views across the valley:

### **BATHROOM 5'9 x 5'3 (1.75m x 1.60m)**



A house bathroom with window to the rear elevation consisting of a three piece bathroom suite in white, comprising of: cast iron bath, overhead mixer shower attachment, hand wash pedestal and low level flush w/c. Door leads to:

### **ATTIC 16'7 x 11'9 (5.05m x 3.58m)**



Staircase rises to this 16Ft attic space which is currently used for storage and a great space for modernisation. Boasting velux window to the rear and under eaves storage to both side:

### **UNDER EAVES STORAGE 9'10 x 5'2 (3.00m x 1.57m)**

Further under eaves storage:

### **EXTERNALLY**



The property offers, small frontage with flower and shrubs, wall boundaries and gated access:

### **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.

### **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.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **Tenure**

This property is Freehold (TBC)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-8319-4070-4397-3801>

## **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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### 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.