



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



14 Orchard Street West, Huddersfield, HD3 4TE

Asking Price £315,000

UNDER OFFER* *REDUCED BY £10,000* *NEW BUILD HOMES FOR SALE* *READY TO MOVE INTO CONDITION WITH HIGH SPEC FIXTURES AND FITTINGS This development is set back from the main flow of traffic in a private hamlet or only ***FIVE EXECUTIVE PROPERTIES*** ***FOR SALE*** A three storey, four double bedroom townhouse, boasting integrated appliances and finished to a high specification with CCTV added extras. Enjoying a superb, open plan aspect, this property would make an ideal family purchase. The property boasts gas central heating and double glazing with a low Energy Performance Certificate rating making it completely eco-friendly, the accommodation which is arranged on three levels, briefly comprises of: composite entrance door leads to reception hallway, cloakroom, large utility room and a spacious double bedroom with stairs leading to the first floor landing. To the first floor landing: extensive, open plan living/dining kitchen space for versatile living with bi-folding doors leading out into the rear garden. To the second floor landing: three good sized bedrooms and modern house bathroom with en-suite to the primary bedroom. Externally the property offers a double driveway to the front access allowing off road parking for two vehicles, outside security lights and electric car charger point. There is a tiered, landscaped garden to the rear which can be accessed via steps to the side aspect. This property is truly ***NOT TO BE MISSED*** Call the agent today on 01484 644555 to arrange your viewing! Please note: a meeting is required with the broker and the agent to discuss further requirements ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE COMPOSITE DOOR

A dual colour composite security door with opaque obscure glazing and side panels, opening onto:

RECEPTION HALLWAY



A very well appointed, welcoming reception hallway with access to a useful shower room and under stairs storage, spindle staircase rising to the first floor landing. Featuring wall mounted double panelled gas central heated radiator, security alarm panel, wireless controlled heating system and LED ceiling spot lighting. Doors lead to: (Flooring TBA)

SHOWER ROOM



A well appointed downstairs shower room with extractor system, comprises of a three piece suite in white consisting of:- step in double shower cubicle with mains fitted shower unit, hand wash vanity basin with chrome mono bloc waterfall mixer tap, tiled splash back and incorporating a

low level flush w/c. Finished with chrome wall mounted heating towel rail, LED spot lighting and flooring TBA:

UTILITY ROOM/OFFICE SPACE/STORAGE



A useful addition to any new build is this oversized utility room with matching units in High Gloss Ash Grey, contrasting working surfaces and matching splash trim with space for a washing machine and tumble dryer. Further storage space or could be utilised as an office:

GUEST BEDROOM TWO/RECEPTION ROOM

This is a fabulous versatile room with large uPVC double glazed window to the front aspect, finished with T.V point, wall mounted gas central heated radiator and LED spot lighting. A perfect space for a games room or guest bedroom: Flooring TBA

TO THE FIRST FLOOR LANDING

A spindle staircase leads to the first floor landing, with wall mounted gas central heated radiator and doors leading to:

OPEN PLAN MODERN LIVING



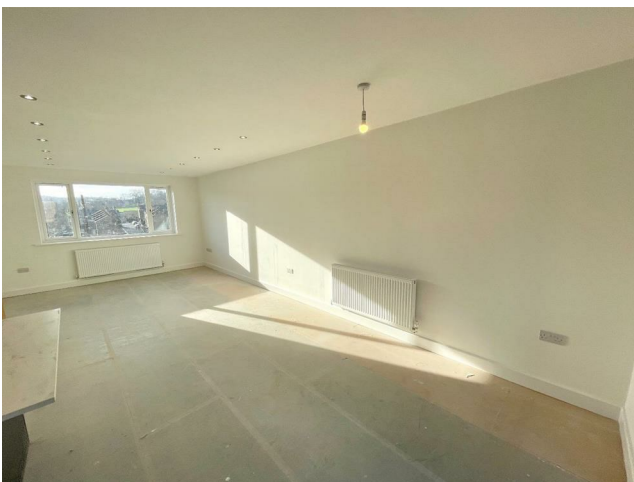
Over 25ft of living space boasting fabulous open plan living/dining, breakfast kitchen with bi-folding doors leading onto the rear private garden and stunning views to the front elevation:

BREAKFAST DINING KITCHEN AREA



A beautifully appointed, newly fitted modern breakfast kitchen/dining area, being the heart of any home, Aluminium double glazed bi-folding doors over looking the rear garden. Featuring a matching range of base and wall mounted units in Matt Ash Grey with soft close fixings, complimentary Quartz effect laminate working surfaces with contrasting laminated splash back trim, inset composite dark grey chrome effect sink unit with matching mixer tap. The kitchen also includes an integrated stainless steel effect electric oven and a four ring induction electric hob with built-in microwave and matching extractor hood over with LEDs lighting and a full height integrated fridge and freezer, under counter dishwasher. Offering ample counter space with breakfast bar area, two wall mounted gas central heated radiators and finished with wall mounted internet video doorbell display, chrome effect ceiling spot lighting, under unit-lighting and flooring TBA. Doors leading to:

LOUNGE AREA



To the front aspect is this lounge area which has a uPVC window set to the front elevation taking

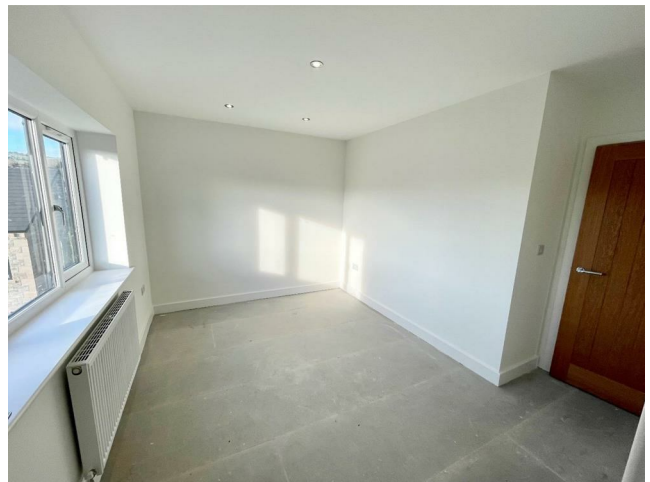
advantage of the rustic views of Longwood and beyond, boasting T.V point, B.T/ Data point, LED spot lighting and flooring TBA:

TO THE SECOND FLOOR LANDING



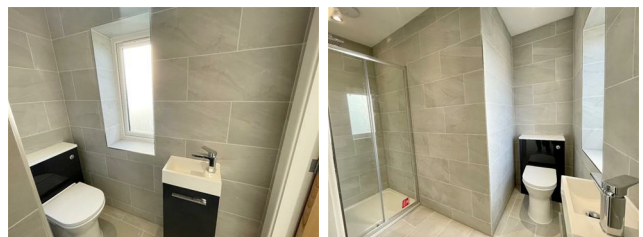
To the second floor landing with access to the loft, air flow system, uPVC window to the side aspect, wall mounted radiator and LED spot lighting:

PRIMARY BEDROOM ONE WITH EN-SUITE



This good sized, doubled bedroom boasts ensuite, dual colour uPVC double glazed window to the front aspect with onward views, finished with wall mounted gas central heated radiator and ceiling spot lighting:

EN-SUITE SHOWER ROOM



A beautifully appointed, modern en-suite with opaque uPVC dual colour window to rear aspect

with chrome effect fittings. Featuring a three piece modern fitted bathroom suite in white, comprising of:-panelled bath with bi-folding splash screen with mains fitted waterfall shower unit, hand wash pedestal and low level flush w/c. Finished with chrome heated towel rail, ceiling spot lighting, ceiling extractor and tiled flooring:

BEDROOM THREE



A third double bedroom with dual colour uPVC double glazed window to the front aspect, boasting ceiling spot lighting, T.v.point and wall mounted gas central heated radiator:

BEDROOM FOUR



A fourth double bedroom with dual colour uPVC double glazed window to the front aspect, boasting T.V.point, ceiling spot lighting and wall mounted gas central heated radiator:

HOUSE BATHROOM



A beautifully appointed, modern house bathroom with opaque uPVC dual colour window to rear aspect with chrome effect fittings. Featuring a three piece modern fitted bathroom suite in white, comprising of:-panelled bath with bi-folding splash screen with mains fitted waterfall shower unit, hand wash vanity basin and incorporating a low level flush w/c. Finished with chrome heated towel rail, ceiling spot lighting, ceiling extractor and tiled flooring:

EXTERNALLY



The plot offers two parking spaces to the front aspect with tiered paved paths leading to the front and side elevations, outdoor twin security lighting, electric car charging point, to the side elevation steps lead to the rear garden. To the rear aspect boasting a paved stone flagged patio area and laid to lawn garden, security light, outside tap electric point, finished with fenced boundaries:

PARKING COMMUNITY SHARED ENTRANCE



Two parking spaces to the front aspect with electric car charging point, security twin lighting and finished with wood balustrade:

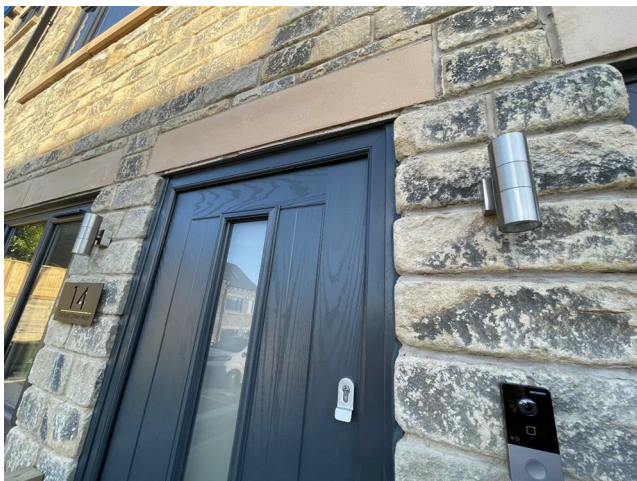
Tenure

This property is (FREE HOLD)

EPC RATED B

<https://find-energy-certificate.service.gov.uk/energy-certificate/2337-2132-2309-0554-3292>

EXTRAS



Please note

Normal extra are as follows:

CARPETS & FLOORING TBA

ADDED UPGRADED BATHROOM FITTING

ALARM & CCTV

SECURITY ACCESS

ALL INTERGRATES APPLIANCES

INTERNET VIDEO DOOR BELL FITTED TO THE FRONT DOOR AND ACCESS DISPLAY IN LOUNGE

OUT SIDE WATER TAP TO REAR

REAR ELECTRIC POINT

CCTV SYSTEM

ELECTRIC CAR CHARGER POINT

BUYERS INFORMATION

External:

- External tap in rear garden
- Front and rear outside light, to include doorbell
- Electric car charging point
- Rear and boundary fencing high close boarded
- UPVC double glazed windows throughout
- Turf to rear gardens
- 10 Year Buildzone Warrant

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 Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

KEY FACTS FOR BUYERS

https://sprift.com/dashboard/property-report/?access_report_id=3172147

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.

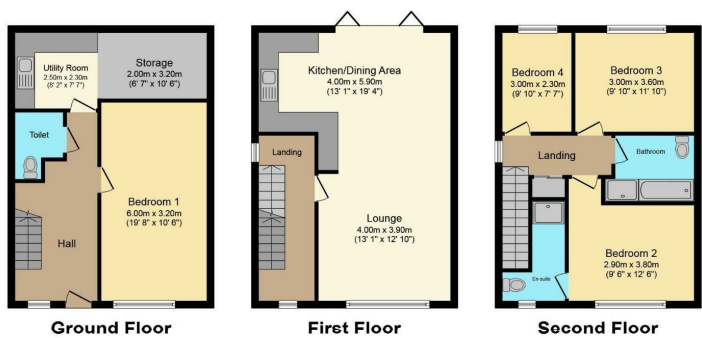
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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

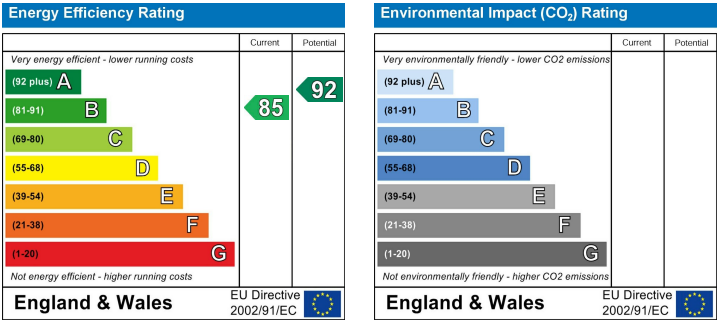


Total floor area 140.9 sq.m. (1,517 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Printed Contact Details... Plan produced for Purple Bricks. Powered by PropertyBOX

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.