



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



24 Marten Drive, Huddersfield, HD4 7JX

Offers Over £275,000

*** REDUCED TO SELL* ADD YOUR OWN STAMP TO THIS RENOVATION PROJECT* *OFFERS HUGE POTENTIAL***

Offered with NO ONWARD CHAIN and with VACANT POSSESSION *FOR SALE* is this FOUR bedroom DETACHED property which stands within low maintenance gardens offers integral garage with electric doors and double driveway. The property boasts good sized family accommodation in this highly regarded area of Netherton. Ideally located close to all local amenities, schools and good bus routes with views of Castle Hill in the distance as well as local country walks and scenery. This property has much to offer the discerning buyer, requiring some modernisation and ideal to put your own stamp on it. Boasting gas central heating and double glazing throughout, this accommodation in brief comprises of: entrance vestibule, reception hallway, well appointed lounge/dining room with access to the conservatory, a separate dining area which extends to the kitchen and views across a parkland. To the first floor split level landing with four bedrooms and modern house bathroom, access to a part boarded loft ideal for storage. Externally offering a double driveway leading to an integrated garage and gated access to the rear patio gardens and further enclosed storage. This property is a must to view to fully appreciate what is on offer! CALL THE OFFICE TODAY ON 01484 644555! *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



UPVC entrance door with twin aspect opaque windows leads to:

RECEPTION HALLWAY 14'8 x 7' (4.47m x 2.13m)

Large entrance hallway with staircase rising to the first floor landing. Featuring coved ceiling and under stairs storage cupboard, finished with wall mounted gas central heated radiator, original wood flooring and doors leading to:

OPEN PLAN LIVING/DINING 24'5 x 11'2 (7.44m x 3.40m)



Spacious, open plan living room/dining area with uPVC window overlooking the front aspect. Featuring fire surround with inset coal effect gas fire and stone hearth, coved ceiling, dado rail and wall mounted gas central heated radiator. Aluminium sliding doors lead to the conservatory:

CONSERVATORY



This conservatory is a great addition to the property, set to the rear aspect with uPVC windows to all sides and uPVC door which opens up onto the rear garden. Finished with wall mounted gas central heated radiator and tiled flooring:

DINING AREA 9'9 x 8'4 (2.74m'2.74m x 2.44m'1.22m)



A further extension of the kitchen with uPVC window to the rear aspect, a matching range of base and wall units in Oak wood effect matching display units, serving hatch and finished with wall mounted gas central heated radiator:

KITCHEN 9'9 x 9'3 (2.97m x 2.82m)



Kitchen with uPVC window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Oak Wood effect with complimentary roll edged laminate working surfaces, contrasting tiled splash backs, inset one and a half bowl stainless steel sink unit with drainer and mixer tap. Integral electric double oven with electric hob and pull out extractor hood over. Finished with tiled flooring and uPVC door to the side aspect:

OUTSIDE STORAGE

A uPVC door leads to the side access which offers further storage:

TO THE FIRST FLOOR LANDING



A split level landing with uPVC window to the side elevation, access to a loft hatch and airing cupboards, doors leading to:

ACCESS TO THE LOFT

Access to a useful loft via hatch with pull down ladder:

HOUSE BATHROOM 6'8 x 5'8 (1.83m'2.44m x 1.73m)



A fully tiled house bathroom with opaque uPVC window to the rear aspect, featuring a three piece bathroom suite in white with chrome effect fixings, mains fitted shower over bath with splash screen, hand wash basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled effect flooring:

BEDROOM ONE 12'3 x 8'10 (3.73m x 2.69m)



A good sized double bedroom with uPVC window to the front aspect, fitted wardrobes extend to one wall provide ample storage space, finished with wall mounted gas radiator:

BEDROOM TWO 11'11 x 11'3 (3.63m x 3.43m)



A second good sized double bedroom with uPVC windows to the rear aspect, fitted wardrobes extend to one wall, vanity sink unit, finished with wall mounted gas radiator:

BEDROOM THREE 11'5 x 8'6 (3.35m'1.52m x 2.59m)



A third bedroom with uPVC window to the front aspect and wall mounted gas central heater radiator:

BEDROOM FOUR 9'6 x 6'9 (2.90m x 2.06m)

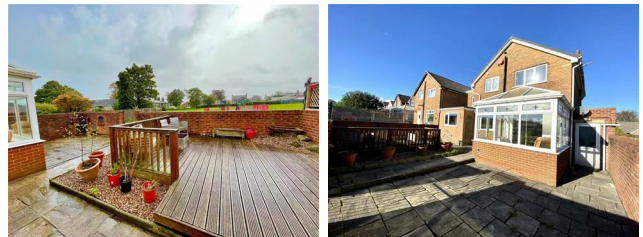


A fourth bedroom which is set to the rear elevation having uPVC window over looking the rear aspect. Featuring fitted wardrobes to one wall and a wall mounted gas central heated radiator:

INTEGRAL GARAGE

A large integrated garage with electric doors, power and light - perfect space for a workshop:

EXTERNALLY



To the front aspect there is a block paved double driveway and patio area a laid to lawn garden with flower borders and cherry tree, which extends to the decked area with balustrade, wall boundaries and gated access. There is open park land to the rear of the garden with a wrought-iron gate:

FURTHER PHOTOS



A selection of photographs:

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: Netherton Infant and Nursery School, Primary school, Netherton Moor Rd , South Crosland C Of E Junior School, Beaumont Primary Academy

Conveniently located with access to the M62 motorway networks, close to Huddersfield town centre:

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.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9032-7220-7209-0262-1292>

Tenure

This property is Freehold.

Council Tax Bands

The council Tax Banding is "D"

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

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.

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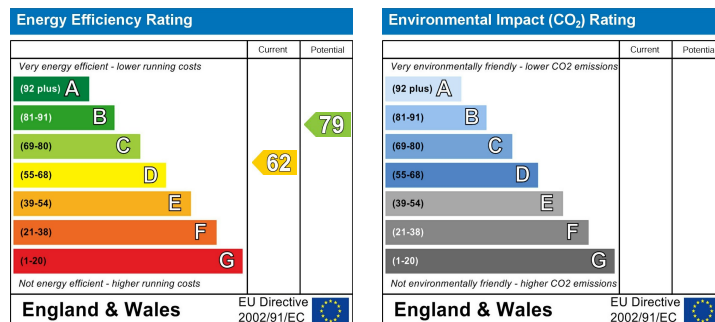
Floor Plan



24 Old Bailey House, Marten Drive, Huddersfield
Approx Gross Internal Floor Area of Building 117.27 sq. m. (1262.28 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

Energy Efficiency Graph



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