



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



56 Ochrewell Avenue, Huddersfield, HD2 1LN

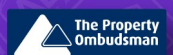
£139,995

***NOT TO BE MISSED *** "ATTENTION OFFERED FOR SALE IS THIS DELIGHTFUL TWO BEDROOM SEMI-DETACHED BUNGALOW" Set back off the main flow of traffic on this elevated position with onward views to the rear/side elevation with delightful gardens driveway and a detached garage. Located in a well regarded residential area of Bradley being close to all local shops, schools and good commuter bus routes. The accommodation offers gas central heating, double glazing and briefly comprises of:- Entrance door leading to the L-shaped hallway with access to the loft and combi-boiler, modern kitchen set to the front aspect, spacious well appointed lounge with french doors and Bay window, there are two good sized bedrooms and a shower room. Externally having cottage style gardens to the front and rear with flagged driveway to the side aspect which provides off road parking for one vehicle and a detached single garage. Call ADM Residential on 01484644555 to arrange your viewing today!

NO CHAIN ADM RESIDENTIAL OF HUDDERSFIELD. PLEASE NOTE STRICTLY BY APPOINTMENT WITH THE SELLING AGENT ONLY

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

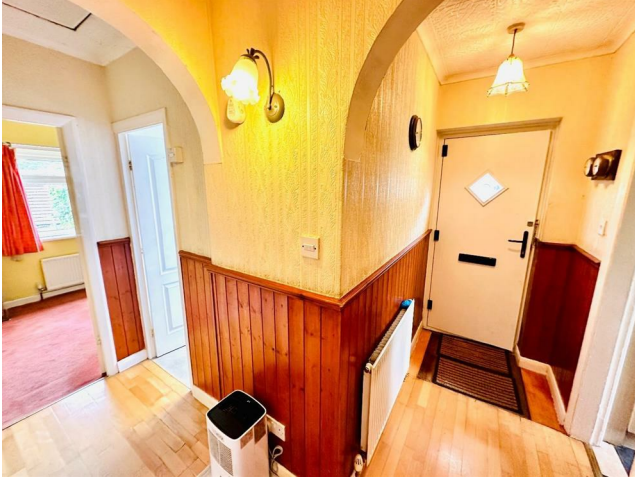
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE SIDE DOOR

An entrance side door with opaque glass feature leads to:

L-SHAPED RECEPTION HALLWAY 10'6 x 8'1 (3.05m'1.83m x 2.44m'0.30m)



An entrance L-shaped hallway, with wall mounted lighting, partly decorative panelling, wall mounted gas central heated radiator, finished laminated flooring, door lead to:

LOUNGE 16'9 x 12'1 (4.88m'2.74m x 3.66m'0.30m)



An attractive lounge with uPVC Bay window overlooking the front aspect, featuring a modern fire surround with display shelves and an inset gas fire, coved ceiling, T.V. Point, Telephone point, wall lighting, a wall mounted gas central heated radiator and French doors leading to:

KITCHEN 8'8 x 7'7 (2.44m'2.44m x 2.13m'2.13m)



A fully tiled kitchen offers uPVC double glazed windows to front aspect and views over looking the garden. Featuring a range of matching floor and wall mounted units in beech wood effect with laminated working surfaces, an inset stainless steel sink unit with mixer tap and drainer rustic four ring gas hob and extractor hood over and plumbing for automatic washing machine, space for fridge. Finished with vinyl flooring:

SHOWER ROOM 6'8 x 5'6 (1.83m'2.44m x 1.52m'1.83m)



A fully tiled shower room, with uPVC opaque window to the side elevation, featuring a three piece suite in white with chrome effect fittings. Comprising of a step-in shower cubical with disabled access doors, electric Mira shower, low

level flush w/c and a hand wash pedestal basin. Finished with wall mounted extractor and polyflor flooring:

BEDROOM ONE 10'9 x 10'8 (3.05m'2.74m x 3.05m'2.44m)



This is a spacious bedroom with uPVC double glazed window to the rear elevation with stunning views over the garden and onward views, finished with wall mounted gas central heated radiator:

BEDROOM TWO 9'3 x 8'2 (2.74m'0.91m x 2.44m'0.61m)



A second double bedroom with uPVC double glazed window to the rear elevation with views of the garden, finished with a wall mounted gas central heated radiator:

EXTERNALLY



This property offers a cottage style garden to the front aspect with lawned section, flower and shrub borders, stone wall boundary and wrought iron double gates. To the side aspect there is off road parking via driveway leading to a single detached garage and access to the rear which offers a generous, predominantly lawned/ gravelled, tiered garden with flagged patio, some flower borders and mature shrubs, fenced boundaries and stunning far reaching views. An ideal space for enjoying the summer weather:

SINGLE GARAGE



Detached single garage with up and over door, ideal for workshop or storage:

FURTHER PHOTOS



Further Photos:

ABOUT THE AREA

About the area are as follows

With fantastic commuter links to the Motorway networks and great schools in the immediate vicinity:

Local Schools: St Thomas Primary School, The Mount School, St Patrick's Catholic Primary Academy, Ashbrow School, Birkby Junior School, Fixby Junior & Infant School

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.

Tenure

This property is (LEASE HOLD /FREE HOLD) TBA

Council Tax Bands

The council Tax Banding is " "

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

EPC LINK

ON ORDER.

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.

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.

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Energy Efficiency Graph

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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