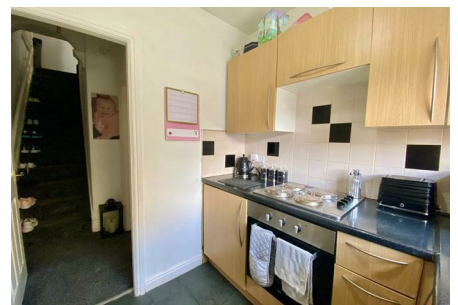




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 3 May Street, Huddersfield, HD4 5DH

**Offers Around £90,000**

**\*UNEXPECTEDLY RE-MARKETED\*** \*ADM RESIDENTIAL\* are pleased to offer \*For Sale\* this beautifully well appointed, two bedroom rear extended stone built terraced property with garden to the rear. The property also enjoys a popular position which is situated in the Crosland Moor area of Huddersfield, ideally located in close proximity to an array of nearby amenities, approximately 2 mile from town centre, easy access to Oldham and the M62 motorway networks. The property boasts Upvc double glazing, gas central heating and comprises of: Entrance side door leads to the kitchen, inner hall which leads to the open plan lounge and dining area or study, there is also access to the lower floor cellar. To the first floor landing: two double bedrooms and a modern bathroom with white bathroom suite. Externally having low maintenance garden to the rear aspect and on street permit parking. Why not arrange your viewing today as highly recommended to avoid disappointment. Contact ADM Residential on 01484 644555 **\*NOT TO BE MISSED\***

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)



### ENTRANCE DOOR

An entrance door leads to:-

### KITCHEN 7'6 x 6'9 (2.13m'1.83m x 1.83m'2.74m )



Fitted with a matching range of base and wall mounted units in Beech wood effect, Complementary laminated roll edged working surfaces, contracting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and electric four ring hob with an extractor pelmet over, wall mounted combi-boiler, space for fridge, plumbing fit an automatic washing machine. Finished with tiled effect flooring:

### OPEN PLAN LOUNGE/DINER



A large welcoming space with windows to the rear aspect, velux window compliments this rear extension:

### LOUNGE AREA 15'3 x 13'9 (4.57m'0.91m x 3.96m'2.74m )



The lounge area boasts modern decor with a modern fire surround with inset electric fire, T.V point, telephone point and wall mounted gas central heated radiator. Door leads to:

### ACCESS TO A CELLAR

Door gives access to a cellar via descending staircase which provides access to fuse box:

### DINING AREA WITH VELUX WINDOWS 8'9 x 7'8 (2.44m'2.74m x 2.13m'2.44m )



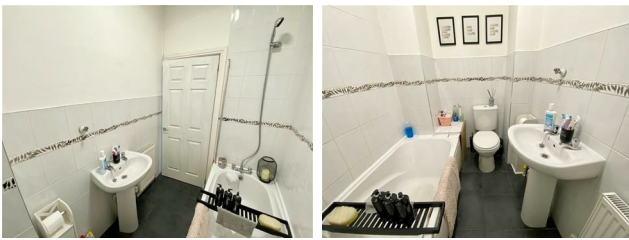
A good sized dining area or office space with uPVC window to the rear aspect and two velux overhead windows, ample power points and finished with wall mounted lighting:

## TO THE FIRST FLOOR LANDING



To the first floor landing offering split level access to all rooms, storage area and access to a loft hatch and doors lead to:

## BATHROOM 7'8 x5'3 (2.13m'2.44m x1.52m'0.91m )



A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of: panelled bath with shower attachment over bath, hand wash pedestal basin and a low level flush w.c, extractor fan and finished with vinyl flooring:

## BEDROOM ONE 11'1 9'5 (3.35m'0.30m 2.74m'1.52m)



A good sized double bedroom with uPVC windows to rear elevation, featuring a wall mounted gas central heated radiator:

## BEDROOM TWO 8'1 x 7'6 (2.44m'0.30m x 2.13m'1.83m )



A second double bedroom with uPVC windows to rear elevation, featuring bulk head storage and a wall mounted gas central heated radiator:

## EXTERNALLY



The property is set to the rear aspect with low maintenance flagged garden and walled boundaries. Please note, permit parking on street:

## EXTRA PHOTOS

A selection of further photos:

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2268-2028-6228-4211-9974>

## Tenure

This property is Leasehold - 999 years from 1 January 1904 has 881 years remaining and is approximately £30.00 per annum.

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.

### **Council Tax Bands**

The council Tax Banding is "A"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **ABOUT THE AREA**

About the area are as follows:

LOCATED CLOSE TO LOCAL SHOPS, BUS ROUTES, SCHOOLS

Croslandmoor is a district in the south west of Huddersfield, Croslandmoor begins at the junction of Manchester Road A62. The area looks overlooks the village of Milnsbridge, Golcar and Colne Valley. In Croslandmoor there is a beautiful park called Beaumont Park it is a great place to visit and perfect for long strolls. The park features summer events, band stands, children's play area, basket ball nets and football goal posts.

Primary Schools located in Croslandmoor are Croslandmoor Junior, Infants & Nursery School, High Schools in Croslandmoor are Moor End Technology College.

With fantastic commuter links to the Motorway 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.

### **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

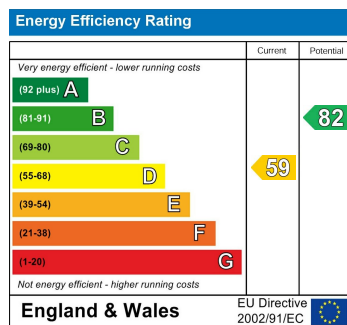
should make their own enquiries before proceeding to exchange of contracts.

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### Energy Efficiency Graph



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#### 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.