



RESIDENTIAL

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14 Hexham Green, Huddersfield, HD3 4SD

Price Guide £140,000

SOLD ADM Residential are pleased to offer to market this larger than average, semi-detached "THREE" bed roomed property with gardens to both front and rear aspect. Ideally positioned away from the main flow of traffic within the popular locality of Golcar/Longwood/Milnsbridge, being close to all local amenities, bus routes and local schools with easy access to the motorway networks and surrounding areas. The property benefits from uPVC double glazing and gas central heating throughout, briefly comprising of:- entrance door, reception hallway, spacious lounge, modern kitchen with dining area and access to a useful storage room/utility. To the first floor landing, three good sized bedrooms and modern house bathroom. Externally the property has gardens to front and rear with on street parking. This property would be ideally suited as an investment purchase with

NO CHAIN *TENANT IN SITU*

Please telephone the agent on 01484-644555 to arrange a viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE DOOR

Entrance door leading to:

HALLWAY



Reception hallway with stairs leading to first floor landing, under stairs storage, wall mounted gas central heated radiator and doors leading to:

LOUNGE 15'5 x 15'3 (4.70m x 4.65m)



This spacious, well appointed lounge with uPVC windows over looking the front aspect allowing an abundance of natural light which floods the room. Featuring a T.V point, telephone point, inset ceiling spotlights and finished with wall mounted gas central heated radiators:

KITCHEN AREA 10'1 x 7'9 (3.07m x 2.36m)



A modern kitchen with uPVC window to the side aspect, featuring a range of matching base and wall mounted units in Beech wood effect with contrasting roll edged working surfaces, stainless

steel inset sink unit with drainer and mixer tap and complimentary tiled splash backs. Integrated electric oven and four ring gas hob with stainless steel extractor hood over. Plumbing for washing machine and wall mounted combi-boiler. Finished with wood effect vinyl flooring and inset ceiling spotlights:

DINING AREA 18'4 x 10'0 (5.59m x 3.05m)



A well appointed dining area which leads off from the kitchen featuring uPVC window over looking the rear garden. Finished with T.V point, wall mounted gas central heated radiator and inset ceiling spot lighting:

STORAGE/UTILITY 12'7 x 9'1 (3.84m x 2.77m)



A useful storage area with access to the rear elevation:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC window to the side elevation and doors leading to:

BEDROOM ONE 11'9 x 10'5 (3.58m x 3.18m)



A good sized double bedroom with uPVC windows to the front elevation with views over looking the front aspect, finished with T.V point, inset ceiling spotlights and wall mounted gas central heating radiator:

BEDROOM TWO 11'7 x 10'2 (3.53m x 3.10m)



A second double bedroom with uPVC window to the rear aspect, finished with T.V point, inset ceiling spotlights and wall mounted gas central heating radiator:

BEDROOM THREE 8'3 x 7'1 (2.51m x 2.16m)



A third bedroom with uPVC window to the front aspect, finished with wall mounted gas central heating radiator and inset ceiling spotlights:

BATHROOM 7'8 x 6'4 (2.34m x 1.93m)



Partly tiled, modern bathroom with uPVC window to the side and rear aspect finished with chrome effect fittings. Featuring a three piece bathroom suite in white, consisting of a panelled bath with electric shower attachment over, hand wash pedestal basin and low level flush w/. Finished with cwall mounted gas central heated radiator and wood effect vinyl flooring:

EXTERNALLY



The property is approached via gated access to the front and side which leads to a mainly lawned garden with fenced boundaries and paved paths. To the rear elevation having hedged and fenced boundaries, is a good sized lawned area and on street parking area to the front:

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.

EPC LINK

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0140-2869-7812-9706-6765>

FURTHER INFORMATION

Current rental income of £7,200.00 per annum.

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.

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 - based on information provided by the Vendor.

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

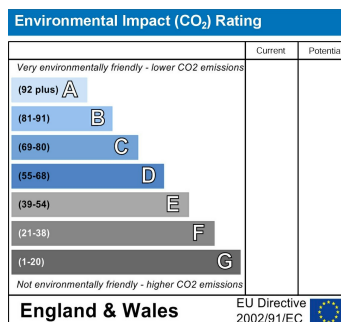
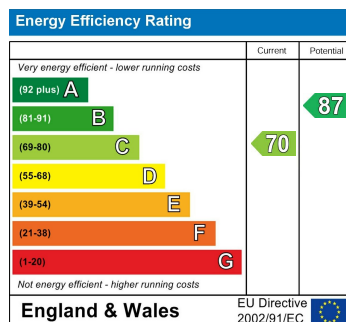
otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.



Energy Efficiency Graph



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