



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 53 Wood Street, Huddersfield, HD3 4RF

### Offers Over £125,000

ADM Residential are delighted to offer \*FOR SALE\* this stone built, previously four bedroom terrace property \*REQUIRING RENOVATION\* situated in the ever popular residential area of Longwood in Huddersfield, ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and highly recommended schools. The current owner formally used this investment as a rental with two dwellings, being one three bedroom and a one bedroom property. \*This could quite easily be converted back into a four bedroom standard terrace with gardens to front and rear.\* This property would be ideal income potential for an investment purchase or for someone looking to make their own stamp. The property boasts partial gas central heating and uPVC double glazing throughout and briefly comprises of: entrance uPVC door, hallway, spacious lounge and galley kitchen, there is also access to useful storage. To the first floor there are three bedrooms and partly tiled house bathroom. To the rear of the property there is separate access to the self-contained one bedroom with lounge, kitchenette, shower room and bedroom. Approximate rental income for the one bedroom dwelling would be £395.00 PCM and approximate rental income for the three bedroom dwelling would be £625.00 PCM. Externally the property offers low maintenance garden to the front and a mainly laid to lawn garden and decking to the rear with a useful storage shed. Telephone the agent today to arrange your viewing on 01484 644555! \*NOT TO BE MISSED\* \*VACANT POSSESSION\* \*NO CHAIN\* \*POTENTIAL INCOME £1,000+PCM\* \*VIRTUAL VIEWING ALSO AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

UPVC entrance door leads to:

## HALLWAY



Entrance hall with staircase leading to the first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

## LOUNGE



Spacious lounge with uPVC window to the front aspect. Featuring mosaic style tiled fire surround, tiled back and hearth with inset electric fire. Finished with wall mounted lighting and gas central heated radiator and door leading to:

## GALLEY-STYLE KITCHEN DINER



Galley style kitchen diner with uPVC window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in Beech wood effect with contrasting laminated working surfaces and complimentary tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap, integral electric oven and four ring gas hob with extractor fan over. Space for fridge freezer and wall mounted combi-boiler. Finished with wall mounted gas central heated radiator and tiled effect flooring. Dining area offers space for dining table and chairs with wood effect flooring:

## CELLAR

Useful cellar with plumbing for automatic washing machine and space for tumble dryer:

## TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with access to the loft via hatch and doors leading to:

## HOUSE BATHROOM



A partly tiled house bathroom with uPVC opaque window to rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings comprises of:- panelled bath with electric

shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heating radiator and vinyl effect flooring:

### BEDROOM ONE



Good sized main bedroom with uPVC window to the front aspect, finished with wall mounted lighting and gas central heated radiator:

### BEDROOM TWO



Second bedroom with uPVC to the rear aspect, finished with wall mounted gas central heated radiator:

### BEDROOM THREE



Third bedroom with uPVC to the front aspect, featuring bulk head storage and finished with wall mounted gas central heated radiator:

### EXTERNALLY

Externally the property boasts hard standing area to front with stone wall boundary and on street parking:

### REAR ACCESS

Archway provides access to the rear aspect with uPVC door leading to:

### LOUNGE



Lounge with uPVC window overlooking the rear aspect. Featuring Adam-style fire surround, tiled hearth with inset electric fire. Door leading to:

## KITCHENETTE



Kitchenette area featuring a matching range of base and wall mounted units in White with contrasting laminated working surfaces and complimentary tiled splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, integral four ring electric hob with space for electric oven and separate hot water supply. Finished with tiled effect flooring and door leading to:

## SHOWER ROOM



A partly tiled shower room featuring a three piece suite in white with chrome effect fittings comprises of:- shower cubicle with electric shower and glass sliding doors, hand wash basin and low level flush w/c. Finished with extractor fan and tiled effect flooring:

## BEDROOM



Main bedroom with uPVC opaque window to the side aspect, finished with wall mounted vent and electric heater:

## EXTERNALLY



To the rear is an enclosed, mainly laid to lawn garden with raised decking area, fenced and wall boundaries and storage shed. Ideal space for outdoor entertaining during the summer months:

## SPRIFT REPORT - KEY FACTS FOR BUYERS

[https://sprift.com/dashboard/property-report/?access\\_key=a34c2acc91ac2f739862f7cab2e7896e548dc7](https://sprift.com/dashboard/property-report/?access_key=a34c2acc91ac2f739862f7cab2e7896e548dc7)

## 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](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 youtube link.

Please ask the agents for the detail.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8696-7226-4880-9501-7906>

### **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 (Vendor purchased the Freehold)

### **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.

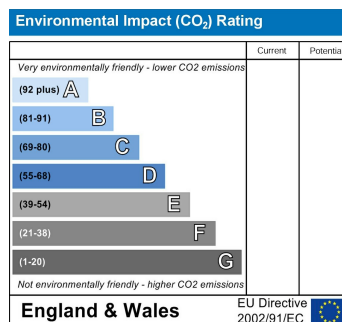
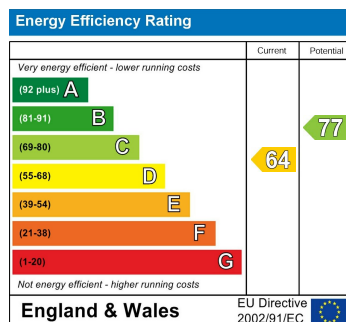
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## Energy Efficiency Graph



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