



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 11 Link Road, Huddersfield, HD1 4QQ

**Best Offers Over £185,000**

\*OPEN DAY TAKING PLACE ON SUNDAY THE 11TH PLEASE REGISTER YOUR DETAILS TO ATTEND\* "OFFERS OVER" \* SET WITHIN THIS VERY POPULAR AREA OF MARSH\* \*OFFERED FOR SALE\* this is a perfect family starter home or even a F.T. Buyers purchase. Positioned within this very popular residential location of Marsh, is this well appointed THREE BEDROOM SEMI-DETACHED property BOASTING driveway parking for two vehicles, garden to the rear. Ideally situated close to an array of local shops, well regarded schools, M62 motorways and excellent transport links to Huddersfield's town center. The property is perfect for a family looking for a property in this prime location of Marsh, boasts gas central heating and double glazing, accommodation briefly comprising of:- entrance side composite door, hallway, modern lounge with bay window, open plan breakfast dining kitchen and separate storage. To the first floor landing there are three well appointed bedrooms and a modern house bathroom. Externally to the front aspect a double driveway and side access to a gated rear garden which offers a tranquil place to relax in the summer months, leads a storage shed, Tel ADM Residential on 01484 644555 for further details or to arrange a viewing today! \*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

### HALLWAY



The hallway offers access to all rooms and a staircase leading to the first floor, wall mounted gas central heated radiator,

### MODERN LOUNGE



A spacious lounge with a Upvc double glazed bay window over looking the front aspect, featuring a modern fire surround with marble effect back and hearth, and inset coal effect living flame gas fire, TV point, telephone point, wall mounted lighting, coved ceiling, finished with a wall mounted gas central heating radiator:

## OPEN PLAN DINING/KITCHEN



Stunning space to entertain or dine which adds an extra special dimension to this living space:

### DINING AREA



This beautifully decorated Open planned dining area with uPVC windows to the rear and side aspects, featuring matching breakfast island with quartz worktop, inset featured Gazco style gas fire, coved ceilings, access to an under stairs storage cupboard and finished with Oak effect flooring:

## KITCHEN AREA



A modern fitted kitchen with twin uPVC window to rear elevation overlooking the garden. Featuring a matching range of base and wall units in High Gloss two toned off white with chrome effect fittings. Complimentary quartz working surfaces with an inset sink and drainer with mixer tap and mosaic style splash backs. Integral electric oven and hob with stainless steel extractor hood over. There is space for a fridge freezer, integrated dishwasher, finished with Oak wood effect flooring and wall mounted gas central heated radiators, door leading to:

### UNDER STAIRS STORAGE

Useful under stairs storage space:

### TO THE FIRST FLOOR LANDING



To the first floor landing with access to all rooms:

## NEWLY FITTED BATHROOM



A very stylish newly fitted shower room with opaque glass uPVC window to rear aspect and featuring chrome effect fitting. Comprises of a three piece bathroom suite in white with chrome effect fittings, consisting of an easy access walk-in double shower with mains fitted shower unit, vanity sink unit with a waterfall monobloc tap and a low level flush w.c, finished chrome effect LED spot lighting with antico effect flooring and wall mounted chrome heated towel rail:

## BEDROOM ONE



A tastefully appointed double bedroom with uPVC double glazed windows to the front aspect, featuring t.v.point, ample space for wardrobes and a wall mounted gas central heating radiator:

## BEDROOM TWO



A second bedroom which is very well appointed has uPVC double glazed window overlooking rear aspect and onward views, space for wardrobes, wall mounted gas central heating radiator: radiator and far reaching view

## BEDROOM THREE



This third bedroom is well appointed with recess storage area over bulkhead, having uPVC window to the side aspect, there is a trapdoor access to roof void, wall mounted gas heating radiator:

## EXTERNALLY



Externally this property offers tarmac driveway to the front aspect which provide off road parking for two vehicles, to the side elevation there is a paved area which leads to the side door and gated access to the rear gardens To the rear there is a

landscaped tranquil garden with laid to lawned area, paved paths, a patio area and water feature, mature flower borders, a further flagged patio and fenced boundaries:

## ADDITIONAL PHOTOGRAPHS

A selection of additional photographs:

## ABOUT THE AREA

About the area are as follows:

FIVE MINUTE WALK TO TOWN CENTER, CLOSE TO GREENHEAD PARK AND LOCAL AMENITIES. CLOSE TO A640, PROVIDING EASY ACCESS TO THE MOTORWAY. VARIOUS SCHOOLS AND COLLEGES WITHIN A MILE RADIUS OF THE PROPERTY. WITHIN A MILE TO HUDDERSFIELD TRAIN STATION.

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 link. Please ask the agents for the detail.

## Tenure

This property is Freehold.

### **Council Tax Bands**

The council Tax Banding is "C"

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

### **OPEN DAY**

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PLEASE REGISTER YOUR DETAILS TO ATTEND

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/1832-6021-2200-0816-0202>

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### **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**

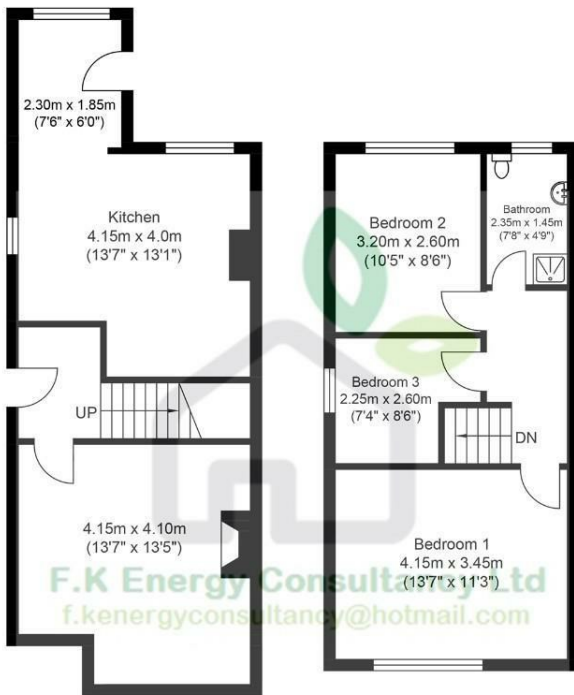
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

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.

## Floor Plan



Ground Floor

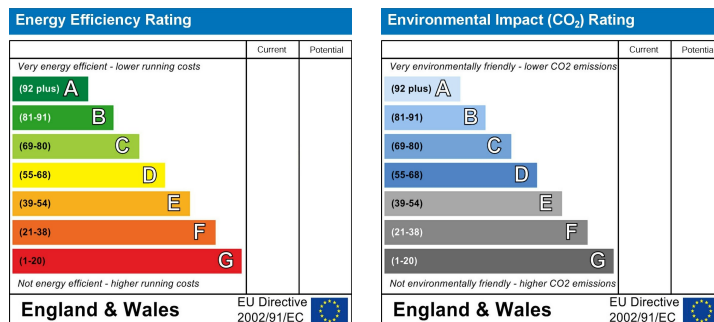
First Floor

11 Link Road, Huddersfield, HD1 4QQ

Approx Gross Internal Floor Area of Building 80.21 sq. m. (863.37 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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