



RESIDENTIAL

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116 Botham Hall Road, Huddersfield, HD3 4RH

Price Guide £139,950

An opportunity to purchase this very attractive, tasteful decorated, Semi-detached property set within this much sought after location of Longwood. This delightful two double bed roomed property is beautifully presented throughout and situated with off road parking via driveway. Ideally positioned for easy access to all village amenities, local schools and bus routes and easy access to the M62 motorway networks. This is an excellent purchase for any "First Time Buyers or Starter Home". Boasting gas central heating, double glazing, briefly comprises of: Entrance side door leads to a lobby, lounge with a featured bay window, an impressive, generous sized modern fitted dining/kitchen with a useful storage pantry. To the first floor landing: two double bedrooms and beautiful modern house bathroom. Externally boasting gardens to front elevation with a driveway extends to the side which providing off-road parking. To the rear an enclosed partly lawned garden with summerhouse and views to the front and rear. Full internal inspection is highly recommended please call ADM Residential the selling agent today: *NOT TO BE MISSED*

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ENTRANCE DOOR

Entrance side door:

HALLWAY



Entrance lobby with staircase leading to the first floor landing wall mounted radiator, coved ceiling and doors leading to:

LOUNGE 13'6 x 13'6 (4.11m x 4.11m)



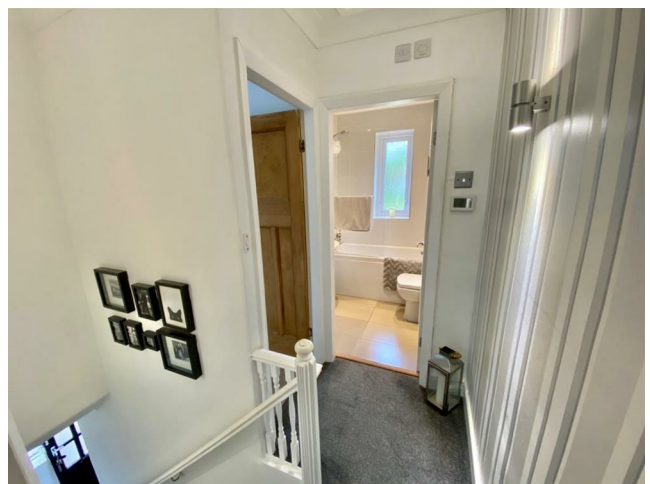
A spacious beautifully presented lounge with a delightful uPVC double glazed bay window to front aspect which provides an abundance of natural light that floods the room. Featuring modern fire surround with an inset gas coal effect fire with brass effect trim, T.v. Point, Telephone point, coved ceiling, wall mounted lights, finished with wood effect laminated flooring and a gas central heating radiator:

MODERN DINING KITCHEN 17'4 x 10'3 (5.28m x 3.12m)



A large dining kitchen which is set the the rear aspect, having large double glazed windows over looking the rear garden with a woodland aspect, boasting built-in storage units, coved ceiling, ample space a for dining table and chairs . Comprises of a matching range of base and wall units in beech wood effect with complimentary laminated working surfaces, tiled splash backs, an inset stainless steel sink unit with drainer and mixer tap. Integrated four ring gas hob with a built-in electric double oven, stainless steel extractor hood over to down light and space for fridge and freezer. Finished with tiled effect vinyl flooring and wall mounted radiator. Door leading to a under stairs storage utility cupboard which provides ample space and plumbing for a washing machine. A further door leads to the side:

TO THE FIRST FLOOR



To the first floor landing, with wall mounted light, doors lead to all rooms:

HOUSE BATHROOM 6'5 x 5'4 (1.96m x 1.63m)



A stunning well designed, fully tiled modern house bathroom with uPVC opaque window to rear aspect, featuring chrome effect fittings, comprising of a three piece modern bathroom suite in white consisting of: panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted heated towel rail, wall mounted LED sensor mirror, ceiling chrome spot lighting and tiled flooring with under floor heating:

BEDROOM ONE 13'9 x 13'6 (4.19m x 4.11m)



A good size double bedroom with uPVC double glazed bay window to the front elevation over looking the long distant views, coved ceiling, finished with a wall mounted gas central heated radiator:

BEDROOM TWO 10'2 x 9'7 (3.10m x 2.92m)



Second double bedroom with double glazed window to rear aspect, built in storage, coved ceiling and a wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts, pebbled garden to front elevation with flower borders, shrubs and paved paths. To the side there is a tar-mac driveway providing ample parking. To the rear elevation an enclosed partly lawned private garden with flagged patios, paved paths and fenced boundary. The property offers an ideal amount of privacy with sunlight in the afternoons, there is also a charming summer house set to the rear of the garden:

COMBI-BOILER

A recently fitted combi-boiler which is located in the kitchen:

DINING AREA:



A well appointed dining area with ample built-in storage and a feature wall mounted radiator:

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

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.

ABOUT THE AREA

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

Local schools: Royds Hall High School, Reinwood Infants & Nursery School, Salendine Nook High School, Cowlersley Primary School, Colne Valley High School, Lintwaite Ardron Junior 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.

DISCLAIMER

Although these particulars are thought to be

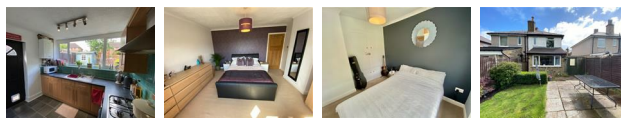
materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending 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.

Tenure

This property is free hold

ADDITIONAL PHOTOS



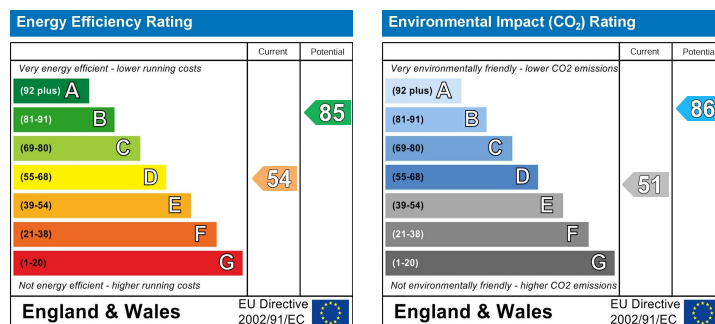
Council Tax Bands

The council Tax Banding is "B "

Floor Plan



Energy Efficiency Graph



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