



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



66 Dodds Royd, Huddersfield, HD4 7LZ

Offers Over £80,000

AVAILABLE WITH TENANT IN SITU* *PERFECT PURCHASE FOR A BUY TO LET INVESTOR Offered ***FOR SALE*** by ADM RESIDENTIAL is this charming, one bedroom rear cottage, offering woodland views over the valley to the rear aspect. Ideally located in this popular residential location close to Berry Brow. Being close to all local amenities, schools, bus routes and minutes from Huddersfield town centre. Boasting gas central heating and double glazing, the accommodation briefly comprises of:- Entrance vestibule leads to the L-shaped hallway, spacious living room and separate kitchen. Inner hallway with useful storage room provides access to one double bedroom, house bathroom and lower ground floor cellar. Externally, the property boasts a well maintained garden area to the rear aspect with views over looking the woodland. There is possible on street parking for one car on the main road dependent on availability. For further information or to arrange a viewing please contact the agent today! ***VIEWING HIGHLY RECOMMENDED* *TENANT IN SITU***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

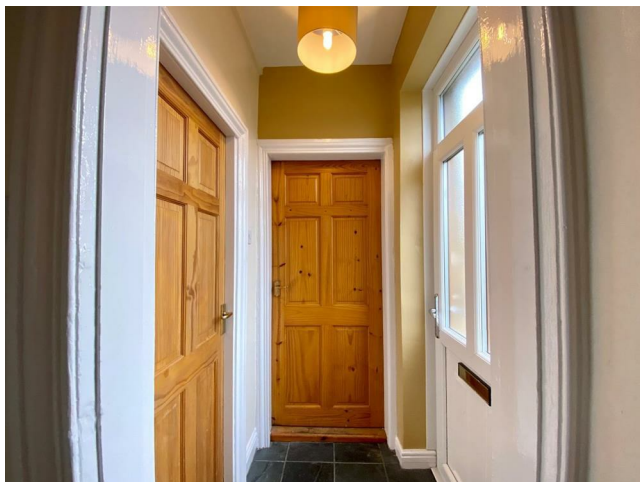
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance door leads to:

ENTRANCE HALLWAY



Entrance vestibule and hallway featuring slate tiled flooring and doors leading to:

LOUNGE 16'4'0" x 14'0"



A spacious lounge with uPVC double glazed window to the front aspect with delightful onward views. Featuring a wooden fire surround with inset living flame coal effect gas fire, marble back and tiled hearth. Finished with T.V point, telephone point, wall mounted gas central heating radiator and original wood flooring. Door leads to:

KITCHEN 8'8" x 5'7'0" (2.64m' x 1.70m'0.00m)



Kitchen with uPVC double glazed window to the side aspect, featuring a matching range of base and wall units in High Gloss Cream, complimentary laminate working surfaces and tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap. Integral electric oven with four ring

gas hob, plumbing for an automatic washing machine and under counter fridge/freezer. Finished with vinyl effect flooring:

INNER HALLWAY 9'0" x 3'0" (2.74 x 0.91)



Good sized hallway with access to a useful storage cupboard which houses the combi-boiler:

BEDROOM ONE 11'10'0" x 8'7'0"



Tastefully appointed, good sized double bedroom with uPVC double glazed window to the front aspect. Finished with wall mounted gas central heating radiator:

HOUSE BATHROOM 8'5'0" x 6'6'0"



Generously sized, partly tiled bathroom featuring a three piece suite in white with chrome effect fittings. Comprises of: panelled bath with shower over and splash screen, vanity hand wash basin

and low level flush w/c. Finished with wall mounted gas central heating radiator and tiled flooring:

CELLAR

Providing useful storage space to the lower ground floor:

EXTERNALLY



The property offers a charming garden area to the front elevation boasting a flagged seating area ideal for entertaining guests in the summer months, planting borders and a low maintenance area with slate chippings.

There is possible on road parking for one car, depending on space:

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: Berry Brow Infant school and Berry Brow Nursery School, Newsome Junior School, Castle Hill School, Newsome High School, Kings James School, Moor End Technology College

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.

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.

Tenure

This property is Leasehold.

Lease Start Date: 15/11/1990

Lease End Date: 16/11/2989

Lease Term is 999 Years From 16 November 1990

Lease Term Remaining: 966 years

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8502-0799-7529-4526-6353>

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

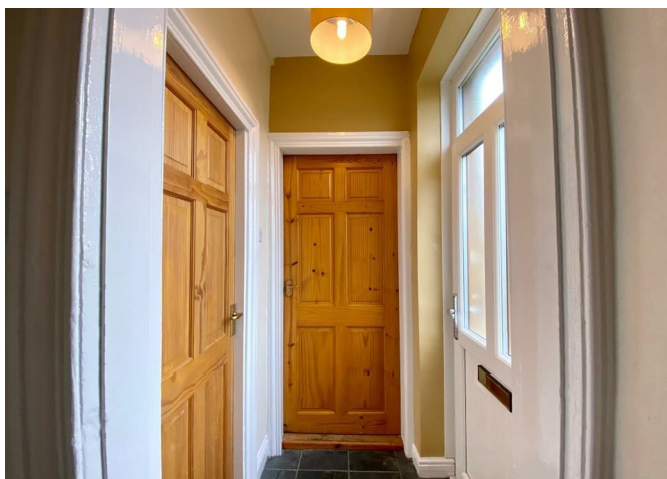
on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

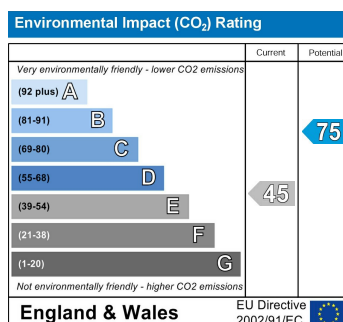
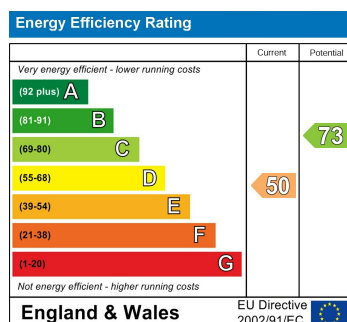
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.



Energy Efficiency Graph



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. 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.