



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



3 Armitage Road, Huddersfield, HD3 4JN

£125,000

AVAILABLE FOR SALE WITH NO ONWARD CHAIN ADM Residential are pleased to market this *SPACIOUS* *TWO BEDROOM* *DOUBLE FRONTED STONE BUILT TERRACE PROPERTY* which has been finished to a high spec and is ideally situated in the village of Milnsbridge of Huddersfield. Being close to all local amenities, bus routes and easy access to Huddersfield town centre and surrounding areas. A perfect purchase for any First Time Buyer OR investment purchase. The property boasts gas central heating and double glazing throughout with accommodation briefly comprising of:- entrance hallway, spacious well appointed lounge with inglenook fireplace and multi fuel stove, inner lobby leads to modern galley kitchen and provides access to the cellar. To the first floor landing is access to a loft, two bedrooms and a well appointed house bathroom.

Externally the property benefits from a low maintenance garden with on street parking. Viewings are highly recommended to appreciate this immaculately presented property and the stunning accommodation on offer. Tel ADM Residential today! 01484 644555. *VIEWING BY APPOINTMENT ONLY* *VIRTUAL VIEWING IS AVAILABLE* *NO CHAIN*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

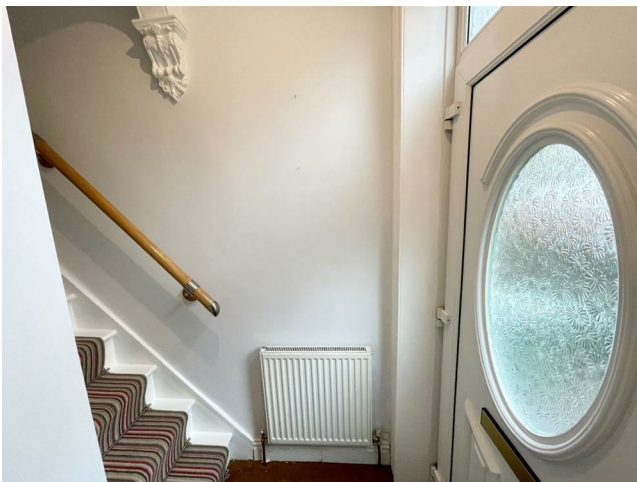
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Entrance uPVC door leading to:

HALLWAY



Hallway with staircase rising to the first floor landing, featuring original architrave, wall mounted gas central heated radiator and door leading to:

LOUNGE WITH INGLE NOOK 15'6 x 13'6 (4.72m x 4.11m)



Newly decorated, spacious lounge with a large uPVC window to the front aspect, featuring an Ingle-nook fire place with inset multi flue stove set on stone hearth, T.V point, Telephone point and wall mounted double panelled gas central heated radiator. Door leading to:

GALLEY KITCHEN 15'6 x 5'7 (4.72m x 1.70m)



The kitchen is set to the front elevation with uPVC

double glazed window overlooking front aspect and a uPVC door leads to the side passage. Featuring a matching range of base and wall mounted units in High Gloss Duck Egg with contrasting laminated roll edged working surfaces, splash backs, inset stainless steel sink unit with drainer and mixer tap. There is a built-in oven and four ring gas hob with extractor hood over, an integrated fridge freezer and dishwasher. Finished with wall mounted gas central heated radiator and Travertine tiled flooring:

STAIRCASE TO FIRST FLOOR LANDING

Staircase rises to the first floor landing, access to loft hatch, finished with wall mounted gas central heated radiator and doors leading to:

BEDROOM ONE 14'9 x 11'8 (4.50m x 3.56m)



A newly decorated good sized double bedroom with uPVC window to the front aspect, finished with wall mounted gas central heated radiator, laminated wood effect flooring:

BEDROOM TWO 14'7 x 7'9 (4.45m x 2.36m)



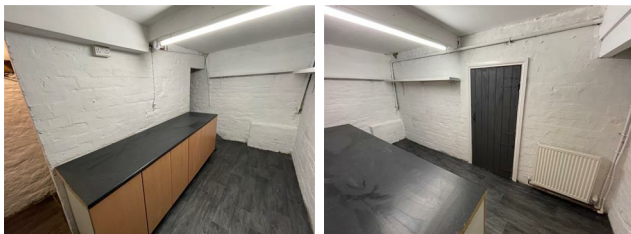
A good sized second double bedroom with uPVC window to the front aspect, finished with wall mounted gas central heated radiator and laminated wood effect flooring:

BATHROOM 10'8 x 7'1 (3.25m x 2.16m)



Fully tiled, modern three piece bathroom suite in white with chrome effect fittings comprising of: panelled P-Shaped bath with mixer shower and splash screen, hand wash pedestal basin and an incorporated low level flush w/c. Finished with extractor fan, wall mounted chrome effect ladder style radiator/towel rail and Travertine tiled flooring:

CELLAR 10' x 5'6 (3.05m x 1.68m)



Access to the lower floor cellar with a further coal cellar off, comprises of fitted base units with laminated working surfaces and plumbing for automatic washing machine:

EXTERNALLY

Externally there is a low maintenance garden to the front aspect, with plumb colour slate sections, paved path, hedged borders and stone wall boundary:

FURTHER PHOTOS



Further photographs:

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.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8455-7424-1990-9340-1992>

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 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.

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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.

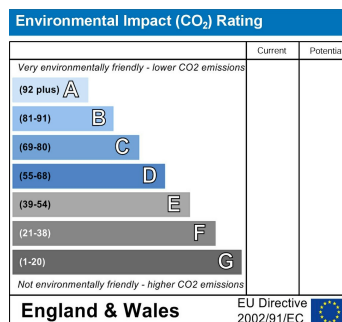
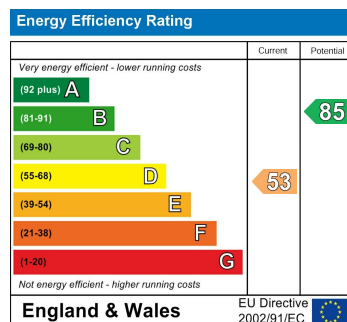
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BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownership 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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