



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 39 Southern Road, Huddersfield, HD4 5TJ

**£150,000**

\*ATTENTION BUYERS\* \*ADM RESIDENTIAL\* are pleased to offer \*For Sale\* this THREE bedroom, EXTENDED through terraced property which is located in this very popular residential area of Cowlersley in Huddersfield, being ideally situated close to all local amenities, bus routes, local schools and Huddersfield Town Center with easy access to Oldham and the M62 motorway networks. The property boasts Upvc double glazing and gas central heating throughout & security alarm, accommodation briefly comprises of:- entrance door leading to a reception hallway, spacious lounge, second reception room/ bedroom and kitchen extension set to the rear with access to the rear garden. To the first floor: two good sized double bedrooms, a third single bedroom, house bathroom with white suite. Externally boasting low maintenance area to the front with paved path, on street parking and enclosed patio garden with raised cottage style garden to the rear. Why not arrange your viewing today?! Contact ADM Residential on 01484 644555 \*NO CHAIN\*

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

Entrance bespoke wooden door with double glazed glass panels:

### HALLWAY



Reception hallway with staircase rising to the first floor landing, featuring picture rail, coved ceiling, dado rail, useful under stairs storage, wall lighting and a wall mounted gas central heated radiator, doors leading to:

### LOUNGE 15'1 x 10'7 (4.60m x 3.23m)



A spacious lounge with a large Upvc bay window to the front aspect, featuring modern fire surround with marble effect back and hearth, inset coal effect gas fire, T.V point, wall lighting, coved ceiling and a wall mounted double panelled gas central heated radiator, door leading to:

### DINING ROOM/ BEDROOM 16'1 x 8'4 (4.90m x 2.54m)



A well appointed, spacious dining room with Upvc twin aspect windows over looking the rear garden, Featuring twin arched alcoves, coved ceiling, dado rail, wall mounted double paneled gas central heating, doorway leads to:

### KITCHEN 11'5 x 5'8 (3.48m x 1.73m)



The kitchen is set to the rear elevation with Upvc double glazed window overlooking rear aspect. Featuring a matching range of base and wall mounted units in beech wood effect with contrasting laminated roll edged working surfaces, tiled splash backs, inset granite sink unit with drainer and mixer tap. There is a gas cooker point with extractor hood over, plumbing in situ for automatic washing machine and a space for fridge freezer. Finished with pine wood panelling and tiled effect flooring and uPVC door leading to the rear patio and garden:

### TO THE FIRST FLOOR LANDING



A staircase ascends to the first floor landing with access to the loft via a hatch and pull down ladder, the loft is a good space and been partly boarded, finished with coved ceiling, wall mounted lighting and doors leading to:

### BEDROOM ONE 13'6 x 10'7 (4.11m x 3.23m)



A good sized double bedroom with Upvc window to the front aspect, featuring picture rail, finished with wall mounted gas central heated radiator,

### BEDROOM TWO 10'1 x 9'6 (3.07m x 2.90m)



Good sized second double bedroom with Upvc window overlooking the rear aspect, finished with a picture rail, fitted wardrobes and useful storage to one wall, wall mounted double gas central heated radiator:

### BEDROOM THREE 7'4 x 6'4 (2.24m x 1.93m)



Third bedroom with Upvc window to the front aspect, bulk head storage with built in over head bunkbed, finished with wall mounted gas central heated radiator:

### BATHROOM 7'1 x 6'6 (2.16m x 1.98m)



Fully tiled, three piece house bathroom suite in white with Upvc opaque window to the rear elevation. Comprising of a panelled bath with electric shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with extractor fan, pine wood panelled ceiling, chrome effect fittings, and tiled effect flooring:

### EXTERNALLY



The property boasts a well kept pebbled garden to the front aspect with stone wall boundary and on street parking. To the rear is a hard standing patio area with steps leading to a raised flagged area with stoned plantered sections with bedding plants, enclosed with fenced boundaries and gate leading to the rear access, An ideal space for entertaining during the summer months:

### 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 youtub link.

Please ask the agents for the detail.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/4400-6230-0122-8107-3723>

### **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.

### **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

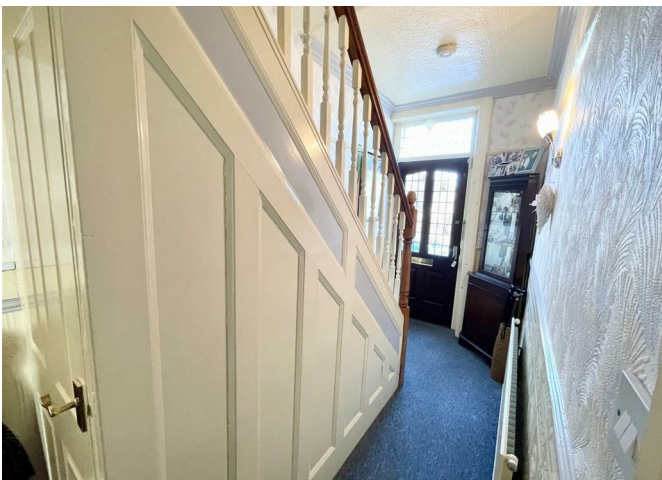
guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

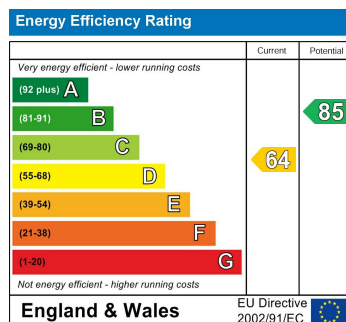
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COMBI- BOILER**

Please note the boiler was fitted in May 2020



## Energy Efficiency Graph



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