



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



159 Broomfield Road, Huddersfield, HD1 4QH Offers In The Region Of £195,000

Welcome to this delightful, two-bedroom semi-detached house situated in the popular village of Marsh, Huddersfield. As you step inside, you are greeted by a spacious lounge with a beautiful bay window, creating an ideal space for relaxing. The modern dining kitchen offers a stylish space with integrated appliances and ample room for a dining table and chairs. With two cosy bedrooms and a contemporary house bathroom, this property would be ideal for a small family or a couple looking for extra space. Externally, the large garden provides a perfect spot for gardening enthusiasts or those who simply enjoy outside space. The recently fitted double tarmac driveway ensures convenient parking for two vehicles. This property is not to be missed with no chain attached, offering a smoother transition for those eager to make it their own. Don't miss out on the opportunity to own this charming semi-detached house in a sought-after location. Call ADM Residential on 01484 644555 to book your viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Dual colour composite entrance door with twin opaque glass panels leads to:

HALLWAY



Hallway with staircase rising to the first floor landing, featuring a security alarm panel. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to:

LOUNGE



Spacious lounge with uPVC double glazed bay window overlooking the front aspect, allowing an abundance of natural light to fill the room. Featuring an inset fireplace with stove effect gas fire, stone hearth and wooden railway sleeper mantle. Finished with T.V point, telephone point and wall mounted gas central heated radiator. Door leading to:

DINING KITCHEN



Well appointed, modern dining kitchen boasting featured panel wall with twin aspect uPVC double

glazed windows overlooking the rear garden and composite door. Featuring a matching range of base and wall mounted units in Gloss White with wood effect laminate working surfaces, contrasting tiled splashbacks and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and stainless steel vented out extractor hood over, there is also an integrated fridge freezer, washing machine and dishwasher as well as ample room for a dining table and chairs. Finished with inset ceiling spotlighting, wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft and wall mounted gas central heated radiator. Doors leading to all rooms:

HOUSE BATHROOM



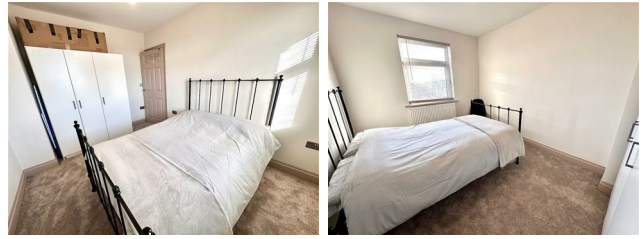
Fully tiled contemporary house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a four piece suite in white with chrome effect fittings, comprises of: panelled bath with waterfall mixer tap, corner shower cubicle with mains fitted shower and waterfall shower head over, hand wash vanity basin with Monobloc waterfall tap and low level flush w/c. Finished with extractor fan, inset ceiling spotlighting, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE



Spacious primary bedroom with uPVC double glazed window overlooking the front aspect. Featuring built-in wardrobes to one wall with useful bulk head storage cupboard and built-in shelves. Finished with wall mounted gas central heated radiator:

BEDROOM TWO



Second good sized double bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

DOUBLE DRIVEWAY



Recently fitted, double tarmac driveway to the front aspect providing ample off road parking for two vehicles:

EXTERNALLY



Externally the property boasts a double tarmac driveway to the front aspect which provides ample off road parking. There is a paved pathway to the side aspect with useful under house storage and a gate leads to the rear garden. Set to the rear is a decked patio with wooden balustrade, a further flagged patio area, flagged path and steps descend to the large lower level garden which is mainly laid to lawn. Finished with hedge and fenced

boundaries with a flagged pathway along the bottom of the garden and outdoor security lighting to the rear and side aspects:

ADDITIONAL PHOTOGRAPHS



A selection of additional photographs:

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: Huddersfield Grammar School & Nursery, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Crow Lane Primary & Foundation Stage School, Reinwood Infant & Nursery 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.

Tenure

This property is Freehold.

Council Tax Bands

The council Tax Banding is "B"

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

EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/2358-5074-7225-4746-9920>

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3909326

ABOUT THE VIEWINGS

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

Tel- or our office mobile on Mobile Number

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.

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.

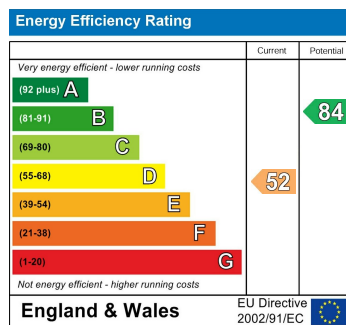
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.