



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 10 Crest Road, Huddersfield, HD3 3RZ

**Price Guide £139,995**

\*ADM RESIDENTIAL ARE PLEASED TO OFFER\* \*\*FOR SALE\* This spacious Semi-Detached, two double bedroomed property with driveway located at the head of the cul-de-sac. Perfect purchase for the young family, investment purchase or even semi-retired buyers. Occupies a pleasant side road position off the main flow of traffic in this very highly regarded residential area of Huddersfield. Ideally situated to provide access to the M62 and surrounding areas, within 1.5 miles to Huddersfield town centre. The property boasts gas central heating and double glazing, briefly comprises: Entrance hallway, lounge with feature bay window, well appointed dining kitchen and under stairs storage. To the first floor landing there are two double bedrooms and a modern bathroom. Externally a low maintenance garden with driveway and gardens extending to the rear with decked area which is perfect for the summer months. A full inspection of this property is highly recommended. Call ADM Residential today on 01484 644555!

\*VIRTUAL VIEWING AVAILABLE\* \*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 uPVC door leading to:

## HALLWAY



Reception hallway with staircase to the first floor landing, wall mounted gas central heated radiator and door leading to:

## LOUNGE 16'7 x 12'4 (5.05m x 3.76m)



A spacious lounge with Upvc bay window to the front aspect providing an abundance of natural lighting. Featuring inset living flame gas fire, t.v point, telephone point and internet access point. Finished with coved ceiling, wall mounted gas central heated radiator, wood effect laminate flooring and door leading to:

## KITCHEN 15'6 x 7'10 (4.72m x 2.39m)



Set to the rear aspect is this well appointed dining

kitchen with Upvc window overlooking the rear garden and side aspect. Featuring a matching range of base and wall mounted Shaker Style units in Beech wood effect with satin chrome effect fixings, contrasting roll edged laminate working surfaces and tiled splash back, inset stainless steel sink unit with drainer and mixer tap. Integral electric double oven and four ring gas hob with matching extractor hood over. Plumbing for an automatic washing machine with space for fridge freezer and condenser dryer. Finished with ceiling spotlights, vinyl effect flooring and wall mounted gas central heated radiator. There is a useful under stairs storage cupboard and a Upvc door providing access to the rear:

## TO THE FIRST FLOOR LANDING



To the first floor landing, Upvc window to side aspect, access to a loft hatch, doors leading to:

## BATHROOM



A fully tiled modern bathroom with Upvc window to the rear aspect featuring panelled bath with electric shower unit and splash screen, hand wash pedestal and a low level flush w/c. Finished with wall mounted gas central heated radiator and vinyl effect flooring:

## BEDROOM ONE 12'7 x 7'8 (3.84m x 2.34m)



A large double bedroom with Upvc window to the front aspect, featuring walk-in storage cupboard. Finished with T.V. point and wall mounted gas central heated radiator:

## BEDROOM TWO 9'2 x 8'8 (2.79m x 2.64m)



A second double bedroom with Upvc window to the front aspect, finished with gas central heated radiator:

## EXTERNALLY



Externally the property boasts a low maintenance pebbled area to the front aspect providing off road parking for one vehicle. To the side aspect is access to the rear garden. Enjoying a southerly facing rear garden which comprises of a raised decked patio area leading to the lower lawned garden with access to a storage shed and fenced boundaries. An ideal space for hosting guests for BBQ's in the summer months:

## FURTHER INFORMATION

The property is currently tenanted with a six months tenancy agreement from the 2nd of March 2021 to the 1st of September 2021.

## 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;

Lindley Junior School, Old Earth Primary School, St Patrick's Catholic Primary School, Moorlands Primary School, Huddersfield Grammar School, Reinwood Community Junior School.

Provides access to the M62 and surrounding areas, transport links and within 1.5 miles to Huddersfield town centre 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.

### **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.

### **Council Tax Bands**

The council Tax Banding is "B"

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

### **Tenure**

This property is Freehold as per Vendors information.

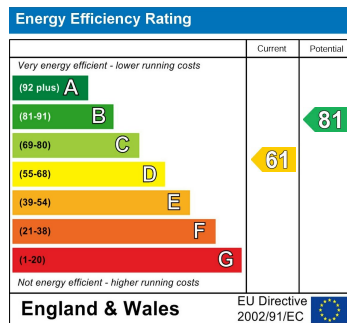
### **DISCLAIMER**

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.



### Energy Efficiency Graph



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