



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



753 Manchester Road, Huddersfield, HD4 5SW

Asking Price £117,500

"ARE YOU LOOKING FOR A FIRST TIME PURCHASE" "NOT TO BE OVERLOOKED" *Offered to the market and occupying this elevated position, is this tastefully appointed, mid terraced, two bedroom property with large rear elevated garden leading to a converted workshop/garage/snug. This property offers accommodation ideally suited to the first time buyer or investor. The property is located in this very popular area of Cowlersley in Huddersfield, situated close to an array of local amenities including shops, public transport links and well regarded local schools. Boasting gas central heating, double glazing and alarmed, accommodation comprises of: entrance hallway, spacious lounge with featured fire place, modern kitchen set to the rear elevation and access to a cellar used by the current owner as an occasional bedroom. To the first floor landing there is access to the loft, two bedrooms and a modern house bathroom. Externally boasting garden to front and an enclosed rear private elevated large garden and access to the workshop/garage. The location is very commutable to both Manchester and Leeds with Slaithwaite railway station nearby and M62 access approximately 4 miles away. Please contact the Agent today to arrange an internal viewing of all this property has to offer!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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ENTRANCE DOOR

Entrance uPVC door leading to:

HALLWAY



Hallway with staircase leading to the first floor, wall mounted alarm panel and gas central heated radiator:

SPACIOUS LOUNGE 15'1 x 12'10 (4.60m x 3.91m)



This is a delightful, very well appointed lounge with uPVC double window to front elevation overlooking the front garden and onward views. Featuring fire surround with an open fire place, stone back and hearth, T.v. Point, Telephone point, coved ceiling, wall mounted shelving and gas central heated radiator. Finished with laminated wood effect flooring and french doors leading to:

BREAKFAST KITCHEN 11'8 x 10'0 (3.56m x 3.05m)



Modern kitchen with Upvc double glazed window to rear elevation offering views across the rear garden. Featuring a matching range of base and wall mounted units in Walnut wood effect with brushed chrome effect fittings, complimentary roll edged laminate working surfaces with contrasting mosaic tiled splash backs. Incorporating a stainless steel inset sink unit with drainer and a featured modern mixer tap. Integral electric double oven and a four ring gas hob with stainless steel extractor hood over. There is space for a fridge/freezer and plumbing in situ for automatic washing machine. Finished with tiled flooring and gas central heating radiator. UPVC door leading to the rear garden:

TO THE LOWER FLOOR

Door leads to a staircase descending to the lower floor:

OFFICE/USEFUL SNUG



Well appointed converted cellar having a uPVC window is currently being utilised as a study room:

TO THE FIRST FLOOR

Staircase leading to the first floor landing, access to loft and doors leading to:

BEDROOM ONE



A tastefully decorated double bedroom with uPVC window to the front elevation, fitted wardrobes to one wall with built in shelves and finished with wall mounted gas central heated radiator:

BEDROOM TWO



A second bedroom with a mezzanine floor which provides bed space, ample space for a wardrobe and wall mounted gas central heated radiator:

HOUSE BATHROOM 10'1 x 6'0 (3.07m x 1.83m)



A larger than average modern house bathroom with uPVC double glazed opaque window to rear aspect and chrome effect fittings. Featuring a four piece fitted bathroom suite in white, comprising of:-panelled corner bath with shower attachment over, step in double shower cubical, hand wash vanity unit and low level flush w/c. Finished with gas central heated radiator and vinyl effect tiled flooring:

EXTERNALLY



Well appointed raised garden to front elevation with lawned area and stone wall boundary. Passage way leading to the rear elevation offering a tiered style garden with flagged patio area, steps lead to the raised mainly laid to lawn garden with flagged path leading to a detached converted garage/workshop/snug with power (A further outdoor shed storage can be purchased separately) This is an ideal garden for the keen gardener and offers privacy for perfect evenings in the summer months dining out:

GARAGE/WORKSHOP/SNUG

A detached garage with timber door and power power points, currently used as a work shop/snug:

FURTHER PHOTOS



A selection of photos:

Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

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.

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 youtub link.

Please ask the agents for the detail.

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.


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.

Floor Plan

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC |  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------------------------|---|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
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