



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 44 St James Road, Huddersfield, HD1 4QA

**Offers Based On £133,950**

"NEW PRICE" \*Not To Be Overlooked\* Occupying a prominent and convenient position within this very popular residential location of Marsh, is this charming, modern, well appointed, three bedroom through terrace property with attached garage and gardens. Ideally situated close to all local shops, well regarded schools, the M62 motorway and excellent transport links to Huddersfield's town centre. The property is perfect for a growing family looking for a property in this prime location of Marsh, boasts gas central heating and double glazing, accommodation briefly comprising of:- entrance hallway, delightful lounge, separate dining room, breakfast kitchen and storage cupboard. To the first floor there are three bedrooms and a house bathroom. Externally there are low maintenance gardens to the front and rear which leads to a single garage and permit parking to the front. Tel ADM Residential on 01484 644555 to arrange a viewing today!

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 HALLWAY



Entrance hall with gas central heated radiator and doors leading to:

## LOUNGE 11'6 x 11'5 (3.51m x 3.48m)



A spacious lounge with a Upvc window to the front elevation over looking the garden, featuring a wall mounted fire, TV point, Telephone point, and central heating radiator. French doors leading to:

## DINING ROOM 11'8 x 12'9 (3.56m x 3.89m)

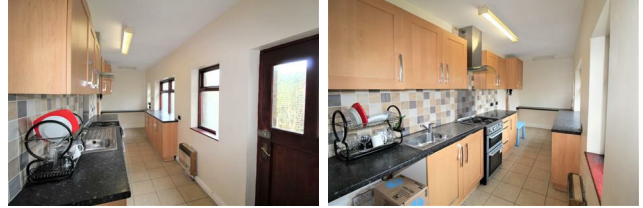


Positioned to the rear of the property is this well appointed, dining area with double glazed wood window to rear elevation aspect and wall mounted gas fire. Finished with laminated effect flooring and gas central heated radiator. Door leading to:

## LOBBY AREA

Staircase rises to the first floor landing and door leading to:

## KITCHEN EXTENSION 21'6 x 6'5



The extended breakfast kitchen with triple wood windows to the rear elevation. Featuring matching base and wall units in Beech wood effect with complimentary roll edged working surfaces, inset stainless steel sink unit with mixer tap and tiled splash backs. Plumbing for automatic washing machine, gas cooker point with stainless steel extractor over, storage room, gas central heating radiator finished with tiled flooring. Door leading to rear:

## STORAGE CUPBOARD

Useful storage cupboard with housing for the electrics:

## TO THE FIRST FLOOR



First floor landing with doors leading to:

### **BEDROOM ONE 12'9 x 6'10 (3.89m x 2.08m)**



A double bedroom with wood double glazed window to the rear elevation, fitted wardrobes to one wall and gas central heated radiator:

### **BEDROOM TWO 11'3 x 7'9 (3.43m x 2.36m)**



A second bedroom with wood double glazed window to the rear elevation, fitted wardrobes and over head storage to one wall and gas central heated radiator:

### **BEDROOM THREE 6' x 5'7 (1.83m x 1.70m)**



A third bedroom with wood double glazed window to the rear elevation, wall mounted radiator:

### **BATHROOM 8'9 x 5'6 (2.67m x 1.68m)**



A fully tiled house bathroom with UPVC window to the rear aspect, comprises of a modern three piece bathroom suite in white with chrome effect fittings. Consists of panelled bath with shower over and a splash screen, hand wash pedestal basin and low level flush w/c. Finished with chrome heated towel rail with vinyl effect flooring:

### **EXTERNALLY**

The property benefits from an enclosed low maintenance garden to front with permit parking. To the rear an enclosed low maintenance flagged garden with seating area, access to the out building/garage with power and light, rear gated access:

### **ABOUT THE AREA**

FIVE MINUTE WALK TO TOWN CENTER, CLOSE TO GREENHEAD PARK AND LOCAL AMENITIES. CLOSE TO A640, PROVIDING EASY ACCESS TO THE MOTORWAY. VARIOUS SCHOOLS AND COLLEGES WITHIN A MILE RADIUS OF THE PROPERTY. WITHIN A MILE TO HUDDERSFIELD TRAIN STATION.

### **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.

## **ABOUT THE VIEWINGS**

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

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

## **TENURE**

This property is Leasehold 999 years and approximately £3.00 per annum. Option to buy the Freehold (contact your Solicitor for more info.)

## **Council Tax Bands**

The council Tax Banding is "B"

Approx amount per month is £0.00

## **EXTRA PHOTOS**

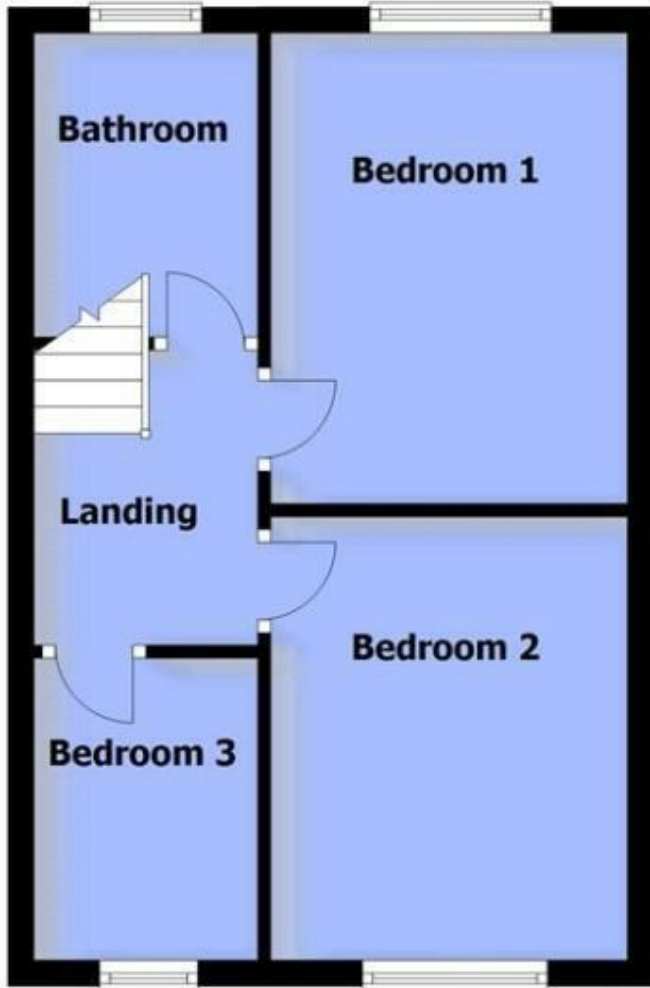
A selection of extra photos :-

## **GARAGE WITH STORAGE**

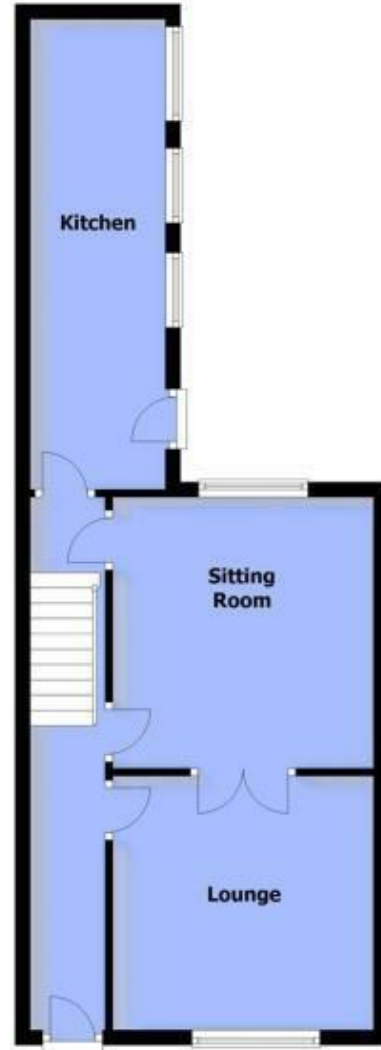
An attached garage with additional storage set to the rear aspect, ideal for space for fridge/freezer and condenser dryer:

## Floor Plan

### First Floor



### Ground Floor



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### 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.