



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 64 Crescent Road, Huddersfield, HD2 2TH

**Price Guide £110,000**

\*GUIDE PRICE £110,000K TO £120,000\* \*VACANT POSSESSION & NO CHAIN\* ADM Residential are pleased to offer \*FOR SALE\* this beautifully presented \*GRADE II\* \*UNIQUE\* two bedroom \*THROUGH BY LIGHT\* cottage, situated in this quiet setting of Birkby set back from the main flow of traffic. Being close to all local amenities and bus routes, easy access to all motorway links. The property has been previously renovated, offers many original features and versatile accommodation over three floors, boasting gas central heating and wood-glazing. The property comprises:- Entrance door, open plan breakfast kitchen/dining living room and access to a cellar. To the first floor landing, a further lounge with featured spiral staircase and house bathroom. To the second split levels two bedrooms. Exterior: Flagged patio garden to front. Viewing is essential to appreciate the deceptively spacious size of this property we have on offer. Contact the agent to arrange your viewing! "A GREAT LITTLE GEM OF A PROPERTY"

\*VIRTUAL VIEWING AVAILABLE SOON\*

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 door leads to:-

## OPEN PLAN KITCHEN/DINING/LOUNGE



Open plan Breakfast kitchen/living/dining room with unique features:

## LIVING/DINING AREA



Spacious living/dining area with two windows to the rear aspect boasting Mullion windows with wooden features. Boasting an inglenook fireplace featuring exposed brick chimney breast with stone/slate effect hearth and beamed ceilings. Finished with a wall mounted gas central heated radiator and tiled flooring, door and steps lead to:

## KITCHEN AREA



Dining kitchen with uPVC window overlooking the rear garden and door leading to the side aspect. Featuring a matching range of base and wall mounted units in Oak wood effect with chrome effect fittings, contrasting roll edged laminate working surfaces and complimentary tiled splash back. Incorporating a stainless steel sink unit with drainer and mixer tap, electric cooker point with four ring gas hob and stainless steel extractor hood over. Plumbing for an automatic washing machine, space for tumble dryer and fridge freezer. Finished with wall mounted gas central heated radiator, vinyl effect flooring and sliding doors lead to. There is a boiler located in the kitchen via housed unit:

## ACCESS TO THE CELLAR

There is access to a cellar, houses the meters:

## STAIRS RISE TO THE FIRST FLOOR



Staircase rises to the first floor landing, finished with original wood flooring, doors leading to:

## HOUSE BATHROOM



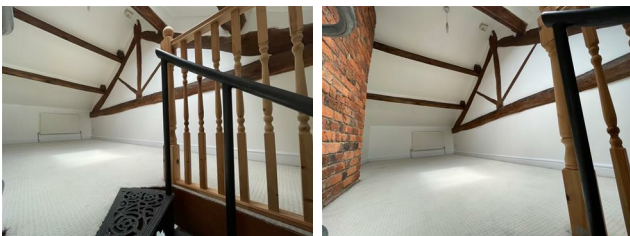
A partly tiled, house bathroom with uPVC opaque window to the side aspect featuring chrome effect fittings. Comprising of a four piece bathroom suite in white, consisting of panelled corner bath, shower cubicle with mains fitted shower, hand wash pedestal basin and low level flush w/c. Finished with wall mounted radiator and tiled flooring:

## LOUNGE ROOM WITH FEATURED SPIRAL STAIRCASE



A delightful lounge room with a featured Inglenook fireplace with exposed brick chimney breast and stone hearth, beamed ceilings, mullion windows with wooden beam. A stunning spiral staircase which leads onto the second floor. Finished with a wall mounted gas central heated radiator, original wood flooring and a staircase leading to:

## SPIRAL STAIRCASE TO THE SECOND ROOM



Featuring a good sized double bedroom with velux window, exposed brick chimney breast, wooden beams and a wrought-iron spiral staircase, finished with a wall mounted gas central heated radiator:

## TO THE SECOND FLOOR



Full staircase rises to the second floor landing:

## BEDROOM ONE

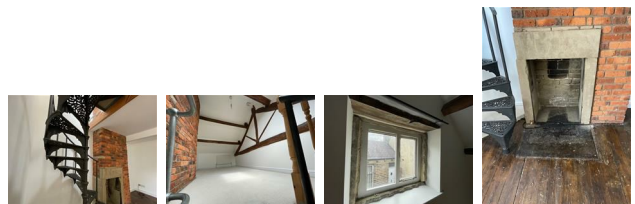


A well appointed good sized double bedroom with Mullion windows to the side aspect, featuring exposed wood & beamed ceilings, wall mounted gas central heated radiator:

## EXTERNALLY

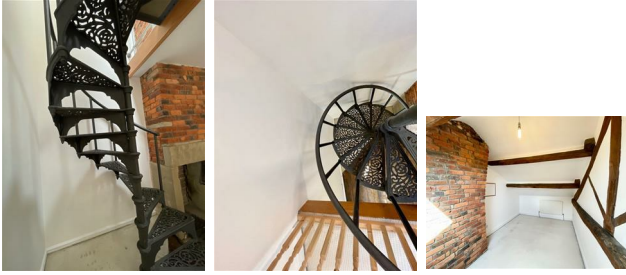
Externally this property has a small frontage with flagged path, shrub borders and space to the bins:

## EXTRA PHOTOS



A selection of extra photos:-

## Original Features



## Tenure

This property is Freehold.

## Council Tax Bands

The council Tax Banding is "A"

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

## 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.

## 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.

## 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.

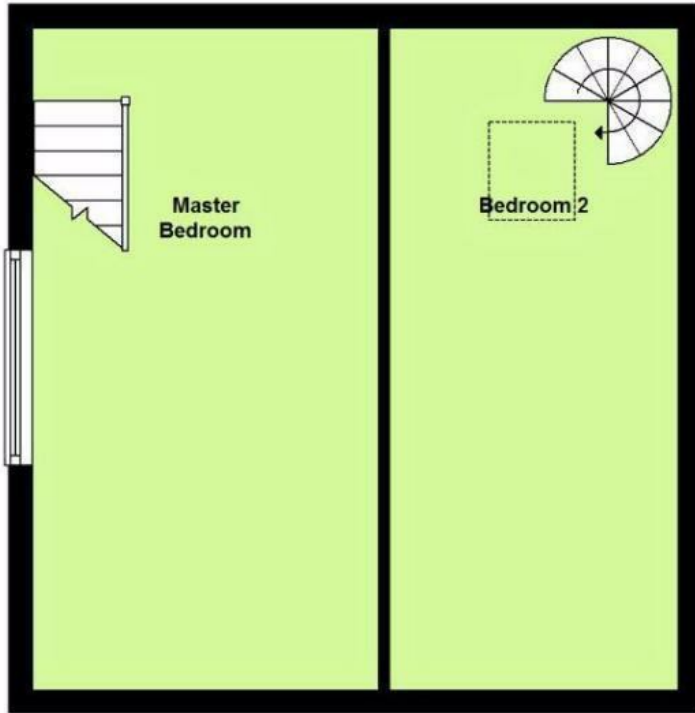
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## COPYRIGHT ADM PARTICULARS

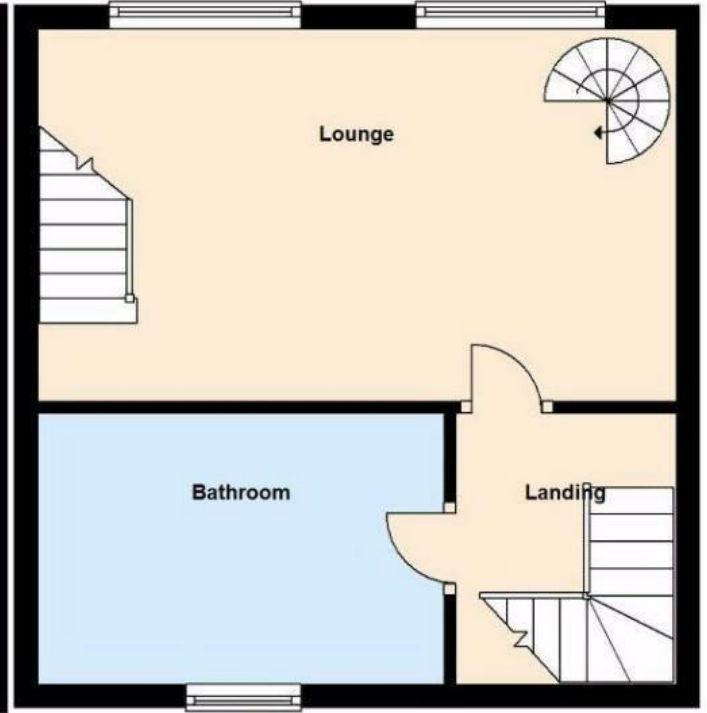
Please Note: Unauthorized reproduction prohibited.

## Floor Plan

Second Floor



First 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>			
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