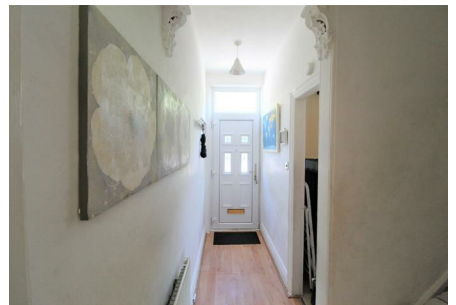




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 185 Halifax Old Road, Huddersfield, HD2 2SL

**Price Guide £90,000**

"Priced To Sell" Perfect Purchase For F.T. Buyer Or Investment opportunity, \*EXCELLENT TRANSPORT LINKS " offered for sale by ADM RESIDENTIAL, is this charming "TWO" bedroom, terrace property/over dwelling. Being located on the fringes of this delightful woodland aspect of Bluebell Woods, Halifax Old Road, within this popular residential area of Birkby great commuter links of Huddersfield, highly regarded schools and good commuter Motorway Networks Links to the M62, Leeds and Manchester. The property offers spacious lounge, separate kitchen, a cellar with useful storage, and attic storage, the property offers a delightful front garden. Boasting Cool in the summer, yet cost in the winter this Victorian property offers generous accommodation at a fantastic price, an internal viewing is highly recommended by the agent please call ADM Residential on Tel 01484 644555 to book an appointment. \*NOT TO BE MISSED\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

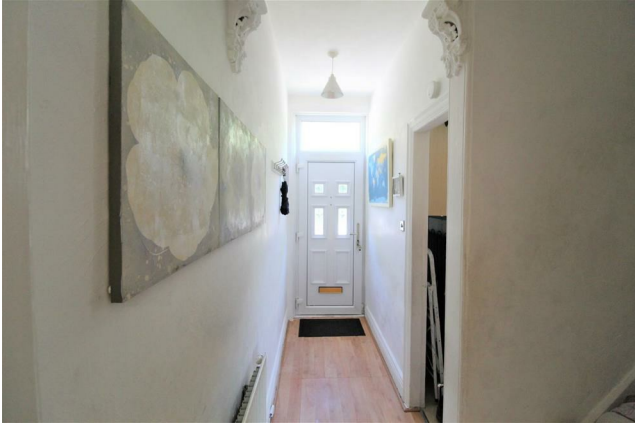
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Upvc doors leads to :

## HALLWAY



Entrance hallway with staircase rising to the first floor landing, a wall mounted single gas central heated radiator, door leading to:

## SPACIOUS LOUNGE 16'6 x 14'4 (5.03m x 4.37m)



A larger than average lounge with Upvc double glazed window to the rear aspect boasting woodland views, featuring a mahogany wood fire surround with marble effect back and hearth, inset electric fire, dado rail, and a wall mounted gas central heating radiator. Finished with wood floors:

## KITCHEN 10'8 x 7'8 (3.25m x 2.34m)



The kitchen is set to the front aspect with Upvc windows overlooking the garden. Featuring a matching range of base and wall mounted units in Beech wood effect with complementary laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap, contrasting tiled splash backs, space for a fridge and freezer, gas cooker point and plumbing for an automatic washing machine. Finished with vinyl effect flooring and access into the cellar which is ideal for some storage:

## CELLAR

A door provides access to the lower floor cellar with power and light, access to the gas meter and fuse box:

## FIRST FLOOR LANDING

To the first floor first landing, doors leading to all rooms, access to a loft hatch providing some storage:

### BATHROOM 5'9 x 5'1 (1.75m x 1.55m)



A partly tiled bathroom with Upvc double glazed opaque window to the front aspect, comprising of: three piece bathroom suite in white which incorporates a panelled bath with electric shower over and shower pole, hand wash pedestal basin and a low level flush w/c. Finished with a wall mounted gas central heated radiator:

### BEDROOM ONE 15'4 x 14'9 (4.67m x 4.50m)



A good sized bedroom situated to the rear with uPVC window overlooking the woodland aspect, ornamental feature fire place, wall mounted gas central heating radiator, T.V.point, finished with wooden flooring:

**FEATURE FIRE PLACE**  
An ornamental fireplace:

### BEDROOM TWO 11'4 x 7'9 (3.45m x 2.36m)



A second bedroom features a spacious walk-in storage closet, Upvc window overlooking the front aspect and a wall mounted gas central heated radiator:

### EXTERNALLY

To the front aspect there is a flagged garden area with flower beds, paved path, walled boundaries and wrought-iron gated. The property also offers on street parking to the front:

### ABOUT THE AREA

This property sits on the doorsteps of BlueBell Woods, with fantastic commuter links to the M62 Motorway networks and great schools in the immediate vicinity:

Local Schools are: The Mount School, Ashbrow School and Fixby Junior & Infant School:

Conveniently located approximately .05 miles from junction 23 of the M62 and 1.2 miles from Huddersfield town centre.

### Tenure

This property is lease hold with 999 years lease at approximately £2.80 a 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.

**Council Tax Bands**

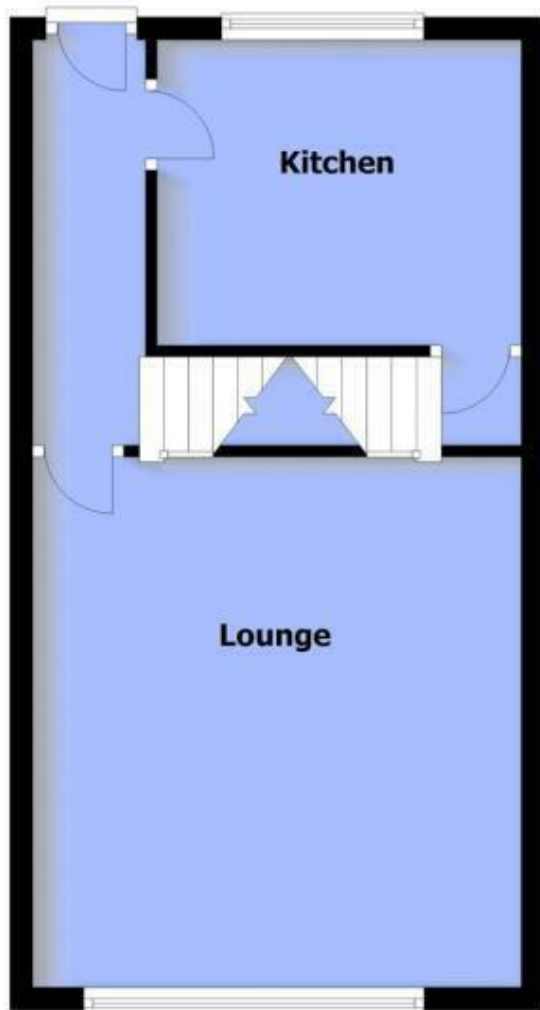
The council Tax Banding is "A "

**Further Information**

Newly fitted Gutters front and rear  
Combi-boiler fitted 2019

## Floor Plan

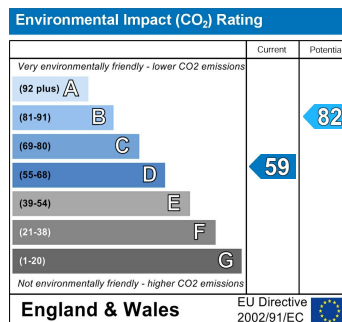
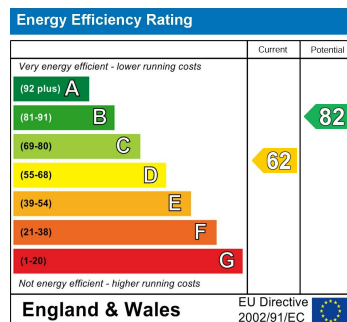
### Ground Floor



### First Floor



## 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.

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