



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**104 Rufford Road, Longwood, Huddersfield, HD3 4RW**

**Offers In The Region Of £104,995**

\*HIGHLY SOUGHT AFTER LOCATION OF LONGWOOD WITHIN A SHORT DISTANCE FROM GOLCAR\* "WELL PLACED FOR ALL AMENITIES AND COUNTRY WALKS" Positioned ideally with views of the valley is this two bedroom, ground floor flat being close to local schools, amenities, bus routes and motorway networks. The property boasts gas central heating and double glazing with accommodation briefly comprising of:- entrance door leads to an L-shaped hallway providing access to lounge and kitchen with views overlooking the rear garden, inner lobby with fitted units, two good sized double bedrooms and three piece shower room. Externally the property features laid to lawn garden to the front aspect, shared access to the side which leads to the outside storage building. To the rear low maintenance large garden with outside shed and summer house: On street parking to the front. Internal viewing is highly recommended to appreciate all this property has on offer and a VIRTUAL VIEWING is also available. Call our office today and speak with a member of our team on 01484 644555! \*NO ONWARD 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 leads to:

## HALLWAY



An L-Shaped hallway with wall mounted gas central heated radiator, doors leading to all rooms, access to an inner lobby with built in base units and tiled splash backs, door leads to:

## LOUNGE 14'8 x 11'8 (4.47m x 3.56m)



A good sized, well appointed lounge with featured bay windows to the front aspect, T.V point, telephone point and a wall mounted gas central heated radiator:

## KITCHEN 9'6 x 9'5 (2.90m x 2.87m)



The kitchen is set to the rear elevation with uPVC double glazed window overlooking rear aspect. Featuring a matching range of base and wall

mounted units in Walnut effect with contrasting roll edged laminated working surfaces, tiled splash backs, inset stainless steel sink unit with drainer and mixer tap. There is a gas cooker point with extractor hood over, plumbing for automatic washing machine and integral fridge freezer, useful storage cupboard housing the combi- boiler. Finished with tiled flooring and uPVC door leading to the rear patio and garden:

## BATHROOM 8'5 x 6'2 (2.57m x 1.88m)



Partly tiled, three piece house bathroom suite in white with Upvc opaque window to the rear elevation. Comprising of a walk-in disabled double shower with mains fitted shower over and folding door, hand wash pedestal basin and low level flush w/c. Finished with extractor fan, wall heater, chrome effect fittings and tiled effect flooring:

## BEDROOM ONE 12'9 x 11'7 (3.89m x 3.53m)



A good sized double bedroom with uPVC window to the rear aspect over looking the rear garden, featuring fitted wardrobes, a useful storage cupboard, finished with wall mounted gas central heated radiator:

## BEDROOM TWO 11'5 x 9'5 (3.48m x 2.87m)



A good sized double bedroom with uPVC window to the front aspect, featuring fitted corner wardrobes and a further storage cupboard, finished with wall mounted gas central heated radiator:

## EXTERNALLY



The property boasts lawned garden to the front aspect with paved paths, shared access to the side which leads to useful brick storage building. Gate open onto the private rear low maintenance, mainly pebbled and paved with flagged patio area, fenced boundaries, outdoor shed, summer house and on street parking:

## EXTRA PHOTOS



Further Photos:

## Council Tax Bands

The council Tax Banding is "A"

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

## Tenure

This property is Leasehold with 999 years.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

## About The Area GOLCAR

Local schools in the Golcar area are as follows: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2398-6086-7208-6061-2954>

## 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 youtube link.

Please ask the agents for the detail.

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## 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

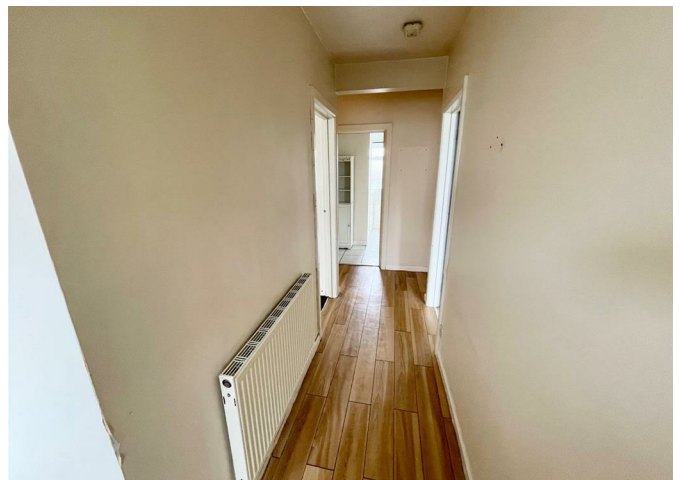
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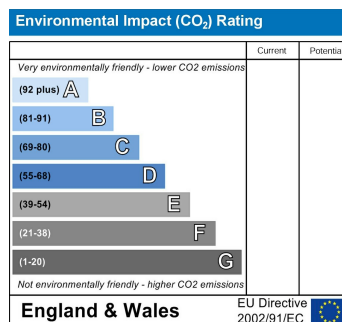
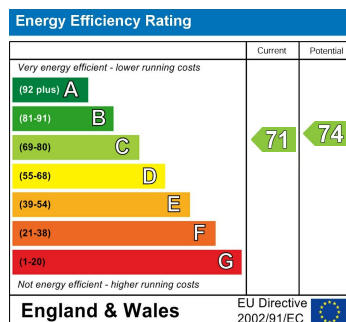
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

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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