



RESIDENTIAL

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106 Kinder Avenue, Huddersfield, HD4 5XD Offers In The Region Of £135,000

ATTENTION FIRST TIME BUYERS ADM Residential are pleased to offer *FOR SALE* this two bedroom, inner terrace property in the popular residential location of Cowlersley, Huddersfield. Being ideally suited to an array of buyers and situated close to well regarded schools, all local amenities, bus routes, M62 motorway network for commuters and a short distance from Huddersfield town centre. Boasting gas central heating worked via Hive control and double glazing throughout, the accommodation comprises of: entrance door leading to a well appointed lounge with spindle staircase rising to the first floor, spacious dining kitchen with access to the conservatory and door leading out into the rear garden. To the first floor landing: two good sized bedrooms and house bathroom. Externally the property offers laid to lawn garden with fantastic views to the front with on street parking and a low maintenance garden to the rear with outdoor storage shed. Internal viewings are highly recommended to appreciate all this property has to offer! Telephone ADM Residential on 01484 644555 to arrange your viewing today! *VIRTUAL VIEWING AVAILABLE SOON* *NO CHAIN*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
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www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance door with stained glass feature window leads to:

LOUNGE 13'5 x 13'2 (4.09m x 4.01m)



Well appointed, neutrally decorated lounge with uPVC window overlooking the onward views and front garden allowing an abundance of natural light to fill the room. Featuring a modern fire surround with marble effect back and hearth with integral coal effect electric fire. Finished with coved ceiling, wall mounted lighting, wall mounted gas central heated radiator and spindle staircase rising to the first floor landing. Door leading to:

DINING KITCHEN 13'1 x 9'1 (3.99m x 2.77m)



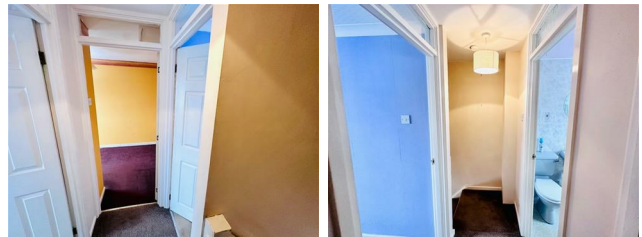
This spacious dining kitchen is set to the rear aspect with uPVC window overlooking the rear garden and door providing access to conservatory. Featuring a matching range of base and wall mounted units in Sage Green with wood trim, complimentary roll edged laminated working surfaces and tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap, integral electric oven with a four ring gas hob and pull out extractor hood over. There is plumbing available for a washing machine and space for a fridge freezer with ample room for a dining table and chairs. Finished with wall mounted gas central heating radiator and vinyl flooring:

CONSERVATORY 9'5 x 7'6 (2.87m x 2.29m)



Good sized conservatory with uPVC windows and door leading out onto the rear patio garden. Finished with wall mounted lighting:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

HOUSE BATHROOM 6'9 x 4'8 (2.06m x 1.42m)



Fully tiled house bathroom with uPVC opaque window to the rear aspect. Featuring a three piece suite in grey with chrome effect fittings. Comprising of: panelled bath with electric shower over, splash screen and hot and cold taps, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and vinyl effect flooring:

BEDROOM ONE 12'1 x 9'5 (3.68m x 2.87m)



Spacious double bedroom with uPVC window overlooking the front aspect. Featuring a useful walk-in storage cupboard, coved ceiling and wall mounted gas central heated radiator:

BEDROOM TWO 11'4 x 6'8 (3.45m x 2.03m)



Second bedroom with uPVC window overlooking the rear garden. Finished with built-in wardrobes, access to the loft via hatch with pull down ladder and wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts laid to lawn area to the front aspect with hillside views and on street parking. To the rear is a low maintenance, patio garden with lawned area and useful storage shed. Finished with fenced boundaries and a rear access gate. An ideal space for enjoying the summer months:

FURTHER PHOTOGRAPHS

Further internal photographs:

ITEMS THAT CAN BE PURCHASED

The following items can be purchased via negotiation with the Vendor:

Bed
Fridge Freezer
Sofa and Chair

Contact the agent for more information.

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: Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Bright Start Nursery And Playgroup, Crow Lane Primary & Foundation Stage School, Oak Primary School, Colne Valley High School

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.

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 YouTube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This property is Freehold.

EPC LINK

ON ORDER.

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.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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