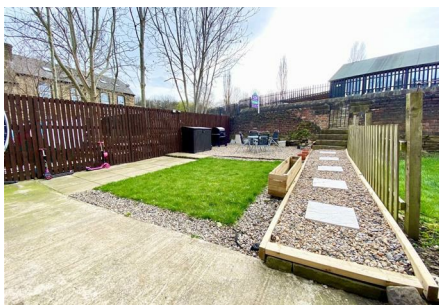




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 13 Dorset Street, Huddersfield, HD1 5HF Offers In The Region Of £120,000

"Attention F.T. Buyers Or Investors" Nestled to the rear of Dorset Street, Huddersfield, is this delightful, tastefully renovated rear stone built terrace property, offers a perfect blend of comfort with modern spec, two well-proportioned bedrooms and useful extended attic space/office, this property is ideal for small families, couples, investment or individuals seeking a cosy retreat, located close to all amenities, bus routes and FANTASTIC commuter links to the Motorway and GREAT schools in the immediate vicinity. This property offers spacious family accommodation with modern deco and fittings, boasting gas central heating, double glazing, briefly comprising of:- Entrance door, hall, modern lounge with staircase descending to a stunning dining/kitchen. To the first floor landing, two bedrooms and a well appointed shower room. To the second floor an attic/office/dressing area. Externally, a well appointed newly landscaped flagged/pebbled garden to the rear of the property with new fencing. Internal viewings are highly recommended to appreciate what this property has to offer, so why not book your viewing today?!

Call ADM Residential on . Viewings are by appointment only.

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:

## INNER HALL

Well appointed hallway with staircase leading to the first floor landing, dado rail, doors leads to:

## LOUNGE 14'1 x 12'4 (4.29m x 3.76m)



Having been recently decorated this delightful lounge offers space, upvc window to the rear aspect.

## LOWER FLOOR

To the lower floor, having new paneled deco, dado rail, stairs descending to:

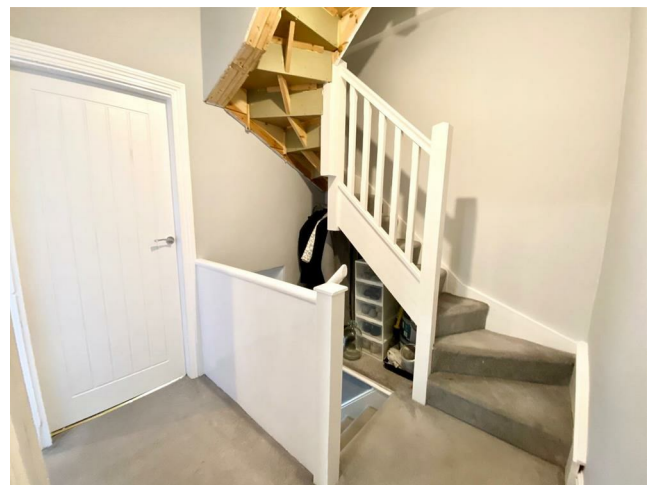
## DINING KITCHEN 14'5 x 13'3 (4.39m x 4.04m)



This stunning dining kitchen is a real treat for any buyer, fitted with a matching range of contemporary, soft close, high gloss white base and wall mounted units with complementary

wood effect working surfaces, incorporating a stainless steel inset sink unit with mixer tap, a stainless steel four ring gas hob with matching electric oven and a stainless steel extractor hood over. There is plumbing in situ for an automatic washing machine, wall mounted combination boiler and a uPVC access door leading out to the exterior of the property via a set of steps. Finished with wall mounted gas central heated double panelled radiator, ceiling spot lighting and wood effect laminated flooring:

## TO THE FIRST FLOOR



To the first floor landing, with spindle balustrade staircase leads to attic, doors leading to all rooms:

## BEDROOM ONE 10'3 x 10'0 (3.12m x 3.05m)



Good sized, tastefully decorated double bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted gas central heated radiator:

### BEDROOM TWO 8'5 x 7'4 (2.57m x 2.24m)



A second neutrally decorated bedroom with uPVC double glazed window overlooking the front aspect. Featuring bulk head storage, wall mounted gas central heated radiator:

### HOUSE BATHROOM 11'2 x 4'3 (3.40m x 1.30m)



A fully tiled modern fitted shower room, featuring a three piece suite with chrome effect fittings. Comprising of: walk-in double shower cubicle with mains fitted waterfall shower over, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with panelled ceiling, extractor fan, wall mounted heated towel rail and tiled flooring:

### TO THE SECOND FLOOR

To the second floor, access to a useful storage attic,"currently used as an office/ bed area"

### ATTIC OFFICE/ SPACE 15'6 x 7'6 (4.72m x 2.29m)



A great addition to this property is this added storage space / office with velux window and under eaves storage.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0040-2505-7090-2399-8845>

### 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.

### **ABOUT THE VIEWINGS**

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

Tel- or our office mobile on Mobile Number

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. VIRTUAL VIEWING AVAILABLE SOON

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 are: Birkby Infant and Nursery School, The Mount School, Paddock Junior Infant and Nursery 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., 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.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.

### **Further Photos**



### **Tenure**

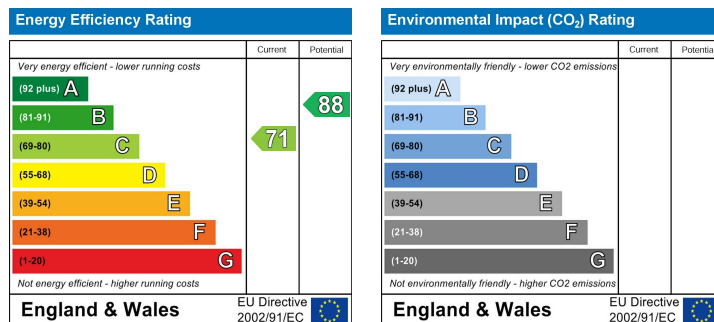
This property is ( LEASE HOLD ) with 881 years remaining, paid at a minimal cost of £2.50 a year

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.

## Floor Plan

### 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.

#### 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.