



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



5 Ayton Road, Huddersfield, HD3 4TN

Offers Over £170,000

UNDEROFFER* "NO CHAIN" "SOUGHT AFTER LOCATION OF LONGWOOD* *NOT TO BE MISSED* *OFFER'S OVER ADM Residential are pleased to offer to market this ***STUNNING EXTENDED TWO BEDROOM SEMI-DETACHED*** in a ready to move into condition, an ideal purchase for a F.T.BUYER or INVESTMENT. The property is situated close to all local amenities, pubs, shops, local walks, well regarded schools and easy access to the M62 motorway network. Offering good sized accommodation which boasts gas central heating and double glazing throughout, briefly comprising of: Entrance door leads to a hallway, a delightful lounge with bay window, tastefully decorated breakfast kitchen and dining area. To the first floor landing having access to a useful loft, two good sized bedrooms and a large modern house bathroom with a four piece bathroom suite. Externally low maintenance garden and driveway to the front aspect with a shared driveway leading to private parking and a paved private patio garden. **NOT TO BE OVERLOOKED!** Telephone the agent on 01484 644555 to book an appointment today:

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Entrance uPVC door leading to:

HALLWAY



Entrance hall with staircase leading to first floor landing, wall mounted gas central heated radiator, door leads to:

LOUNGE WITH BAY WINDOW



A tastefully appointed, good sized lounge with uPVC double glazed bay windows to front elevation providing an abundance of natural light which floods the room. Featuring modern fire surround with marble effect hearth, inset electric fire, useful built-in shelving, T.V point, Telephone point, wall lights and a wall mounted gas central heating radiator:

BREAKFAST KITCHEN/DINING

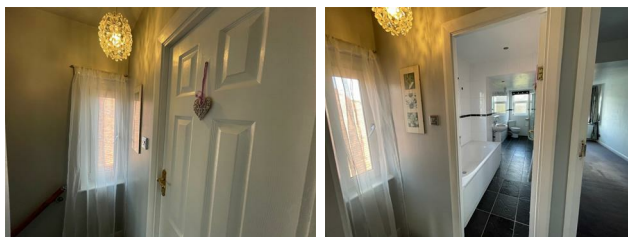


This stunning extension offers a modern, well appointed breakfast kitchen with triple aspect uPVC windows to the side and rear elevations. Featuring a matching range of Shaker Style base and wall mounted units in High Gloss White with complimentary rolled edged laminate working surfaces with contrasting splash backs, inset stainless steel sink unit with drainer and mixer taps. The kitchen also includes an integrated stainless steel effect electric oven and four ring gas hob with pull out extractor over. Integrated appliances are an automatic washing machine, fridge freezer and a dishwasher. Finished with ceiling spot lighting, Oak effect flooring and uPVC door leading to the rear patio garden:

UNDER STAIRS STORAGE

A useful under stairs storage cupboard with access to the combi-boiler and fuse board:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, uPVC window to the side aspect, access to a loft hatch via pull down ladders and doors leading to:

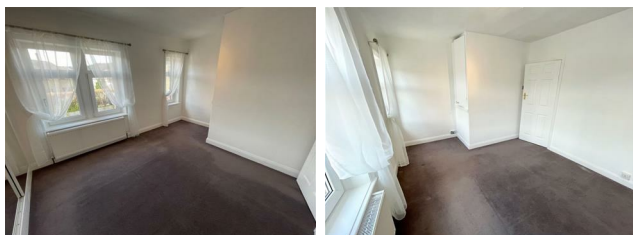
HOUSE BATHROOM



A full tiled, L-shaped modern house bathroom with

two opaque uPVC double glazed window to rear and side aspects and finished and chrome effect fittings. Featuring a four piece modern fitted bathroom suite in white, comprising of:-panelled bath, step in shower cubical with electric shower unit, hand wash pedestal and low level flush w/c. Finished with two wall mounted chrome heated towel rails, ceiling spot lighting and tiled flooring:

BEDROOM ONE



A good sized double bedroom with two aspect uPVC double glazed windows to the front elevation, boasting fitted wardrobes to one wall and bulk-head storage cupboard, wall mounted gas central heated radiator:

BEDROOM TWO



This second larger than average bedroom is over the extension with uPVC windows to the rear aspect and a wall mounted gas central heated radiator:

ATTIC

A useful attic via a loft hatch and pull down ladders, part boarded and has insulation:

EXTERNALLY



The property offers low maintenance stone paved driveway to the front aspect with a shared driveway to side which provides further off road parking for one vehicle set the the rear/side. To the rear is a private raised paved patio area with fences boundaries and wrought-iron balustrades, south westerly facing with hillside views, perfect space for outdoor dining during the summer months:

PARKING

There is also an extra parking area via the shared Driveway, at the rear/side of the property;

FURTHER PHOTOS



A selection of further photos:

FURTHER EXTERNAL PHOTOS



A selection of further external photos:

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.

Tenure

This property is Freehold - according to information provided by the current owner.

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.

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.

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.



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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.