

**16 Union Street, Huddersfield, HD7 5ED****Price Guide £205,000**

\*SOLD\* " SOLD BY ADM RESIDENTIAL " LOCATED IN THE ATTRACTIVE AREA OF SLAITHWAITE\*\* A perfect family home boasting many traditional period features throughout in this highly desirable village of Huddersfield, located within a short distance of excellent shops, restaurants, local amenities and well regarded schools of Slaitwhaite as well as the nearby train station for those looking to commute. This deceptively spacious, through Victorian terrace has been lovingly maintained by the current owners yet offers excellent further potential. Being of interest to a \*VARIETY OF

BUYERS\* and having stylish wooden sash windows and gas central heating throughout, the accommodation briefly comprises: Welcoming reception hallway with feature stained glass skylight, spacious lounge, large rustic dining kitchen with inglenook fireplace, access to a useful cellar. To the first floor landing: three good sized bedrooms and house bathroom. Externally, the property boasts charming, low maintenance Yorkshire stone paved gardens to the front and rear with on street parking. Call ADM Residential on 01484 644555 to book your viewing appointment today!

\*FREEHOLD\* \*NO CHAIN\*

## ENTRANCE DOOR



Solid wood entrance door with attractive stained glass skylight, leads to:

## RECEPTION HALLWAY



A welcoming reception hallway with spindle staircase rising to the first floor landing, original wood flooring and doors leading to:

## SPACIOUS LOUNGE 14'3 x 11'9 (4.34m x 3.58m)



A very well appointed, spacious lounge with

wooden sash window overlooking the front aspect. Featuring inset log effect gas fire with remote control, traditional coved ceiling, inset LED ceiling spot lighting, wall mounted double panelled gas central heated radiator and finished with original wood flooring, door leading to:

## LARGE DINING KITCHEN 17'8 x 14'7 (5.38m x 4.45m)



Set to the rear aspect is this larger than average, rustic style dining kitchen with twin aspect wooden sash windows and solid wood door with stain glass feature panels and skylight leading to the rear garden. Featuring complimentary laminate effect working surfaces, inset stainless steel sink unit with mixer tap. Integral electrical oven and separate four ring gas hob with plumbing in situ for an automatic washing machine and space for a dishwasher and fridge freezer. The dining area features an ingle nook fire place with wooden mantel and inset multi-fuel stove. Finished with inset ceiling spot lighting and original Yorkshire stone flagged flooring, door leading to:

## ACCESS TO THE CELLAR

A useful keeping cellar:

## TO THE FIRST FLOOR



To the first floor landing, featuring skylight and a useful bulk-head storage cupboard which houses the combi-boiler and finished with original wood flooring. Doors leading to all rooms:

### **BEDROOM ONE 14'4 x 11'8 (4.37m x 3.56m)**



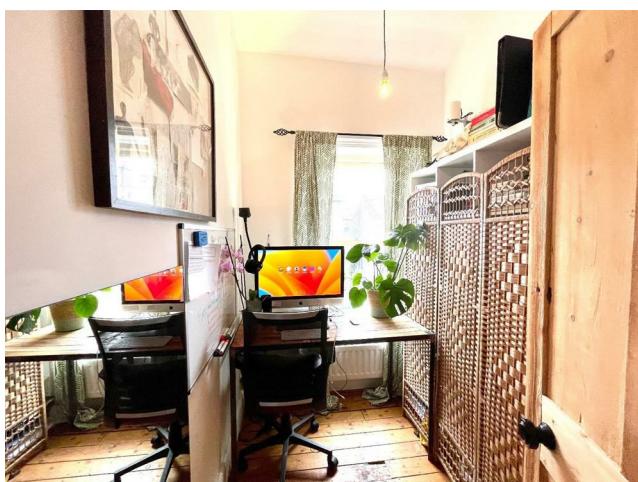
A delightful, well appointed double bedroom with wooden sash window to the front aspect. Featuring an exposed brick chimney breast with open fire place and stone hearth, wall mounted double panelled gas central heated radiator and finished with original wood flooring:

### **BEDROOM TWO 12'8 x 11'8 (3.86m x 3.56m)**



Set to the rear aspect is this good sized, second double bedroom having wooden sash window. Finished with wall mounted gas central heated double panelled radiator and original wood flooring:

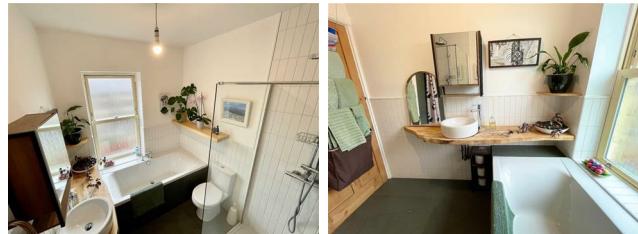
### **BEDROOM THREE 7'5 x 5'8 (2.26m x 1.73m)**



Third good sized single bedroom is a good single with a wooden sash window to the front aspect. Used by the current owners as a home office and

finished with wall mounted gas central heated radiator and original wood flooring:

### **HOUSE BATHROOM 7'6 x 6'7 (2.29m x 2.01m)**



A partly tiled modern house bathroom room with wooden opaque sash window to the rear aspect. Featuring a four piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath with mixer tap, a step in double shower cubicle with mains fitted waterfall shower over and glass door, hand wash ceramic vanity basin set within this reclaimed rustic wood mantle and a low level flush w/c. Finished with tiled effect flooring:

### **EXTERNALLY**



Externally this property offers a low maintenance, attractive, Yorkshire stone paved frontage with stone wall boundaries, wrought-iron gated access and on street parking. To the rear aspect is a delightful, low maintenance flagged patio garden with stone wall boundary and steps descending to access gate:

### **FURTHER PHOTOS**



Selection of further photographs:

## 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: Slaithwaite Junior & Infant School, Wilberlee Junior & Infant School, Nield's Junior Infant & Nursery 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](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.

## 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0980-0208-3407-0001-3800>

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## 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.

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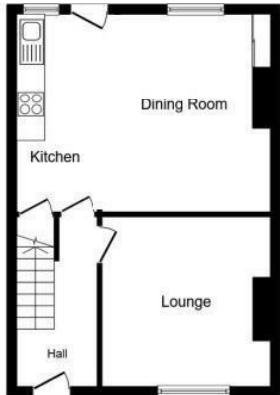
## BOUNDARIES AND OWNERSHIPS

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.

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## Floor Plan



**Ground Floor**



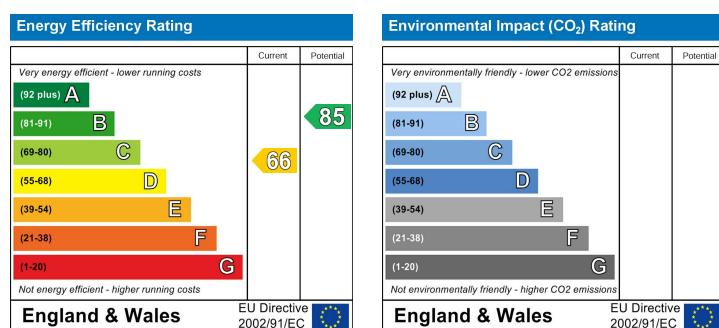
**First Floor**

Total floor area 86.0 sq. m. (926 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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## Energy Efficiency Graph



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