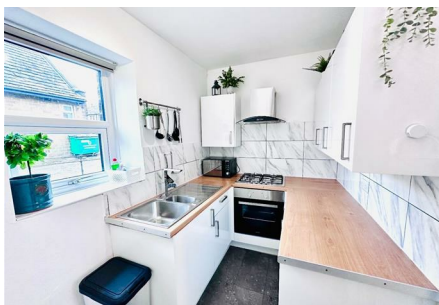




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 7 St Georges Square, Huddersfield, HD3 3YS

**Offers Over £130,000**

**\*REDUCED\* \*FANTASTIC POTENTIAL\* \*TWO DOUBLE BEDROOMS\* \*MODERN KITCHEN AND BATHROOM\* \*PERFECT START HOME OR INVESTMENT IN READY TO MOVE CONDITION\*** Being a credit to the present owner, this beautifully appointed and neutrally decorated throughout, characterful cottage is a perfect purchase for any first time buyers or buy to let investor. Situated in the much sought after location of Outlane, located close to all local amenities and excellent access to the M62 motorway network whilst being set back from the main flow of traffic. This deceptive accommodation extends across three floors with gas central heating and double glazing throughout, briefly comprising of: entrance porch leading to a spacious lounge with feature Inglenook fireplace with multi-fuel stove and a well equipped modern kitchen. To the lower ground floor: useful utility room with second room/study/ office space. To the first floor landing: contemporary house bathroom and two double bedrooms. Externally boasting a secluded, shared garden with a pleasant outlook and on street parking via New Hey Road. This property is **\*NOT TO BE OVERLOOKED\*** and viewings are highly recommended to appreciate the potential this property has to offer! Telephone our office on 01484 644555! **\*VIRTUAL VIEWING AVAILABLE\***

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 PORCH



UPVC entrance door leads into this welcoming porch with uPVC double glazed windows to the front and side elevations. Finished with tiled flooring and uPVC stained glass door leading to:

## SPACIOUS LOUNGE 14'11" x 14'10" (4.55 x 4.52)



A well appointed neutrally decorated lounge with uPVC window overlooking the front aspect. Featuring a charming Inglenook fireplace with inset stove, stone back and tiled hearth. Finished with coved ceiling, wall mounted lighting and gas central heating radiator. Door leading to:

## KITCHEN 10'9" x 5'10" (3.28m x 1.78m)

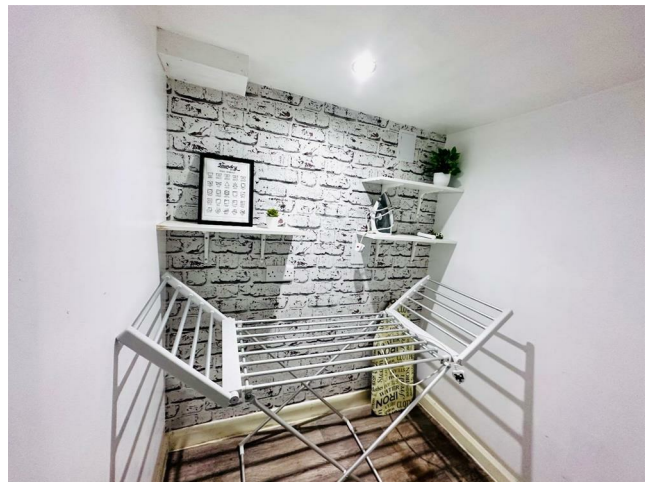


Recently fitted modern kitchen with uPVC double glazed window to the rear aspect. Featuring a matching range of base and wall mounted units in High Gloss White with contrasting roll edge laminated working surfaces and complimentary tiled splash backs. Incorporating inset stainless steel one and a half sink unit with drainer and mixer tap, integral electric oven and four ring gas hob with stainless steel extractor hood over and integrated fridge. Finished with tiled flooring and doors leading to the upper and lower floor:

## LOWER GROUND FLOOR

Staircase descending to the lower floor giving access to:

## UTILITY ROOM 5'1" x 4'3" (1.55 x 1.30)



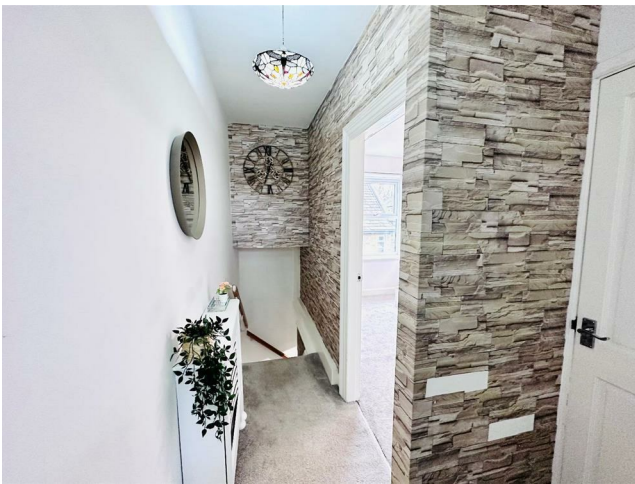
Useful utility room with plumbing for washing machine, space for dryer and fridge freezer. Finished with inset ceiling spotlights:

**SECOND RECEPTION ROOM/STUDY 13'11" x 13'10" (4.24 x 4.22)**



A large study/office/second reception with uPVC window to the front aspect. Finished with inset ceiling spotlighting, wall mounted lighting and wall mounted gas central heated radiator:

**FIRST FLOOR LANDING**



A staircase rises to the floor landing with doors leading to:

**HOUSE BATHROOM 7'1" x 5'2" (2.16 x 1.57)**



Partly tiled, contemporary house bathroom with uPVC opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted waterfall shower over, mixer taps and shower screen, hand wash vanity basin and low level flush w/c. Finished with built-in shelving unit,

wall mounted chrome heated towel rail and vinyl effect flooring:

**BEDROOM ONE 14'4" x 10'10" (4.37 x 3.30)**



Fantastic sized double bedroom with uPVC double glazed window to the rear elevation. Featuring a built-in over stairs storage cupboard and finished with gas central heating radiator:

**BEDROOM TWO 10'3" x 7'8" (3.12 x 2.34)**



Second good sized double bedroom with uPVC window overlooking the front aspect with onward views. Featuring built-in mirrored sliding doors wardrobe to one wall and finished with wall mounted gas central heated radiator:

**EXTERNALLY**



The property benefits from a set back location with enclosed, shared laid to lawn garden area with

paved pathways, flagged area with on street parking to New Hey Road:

### **ABOUT THE AREA**

About the area are as follows:

About the area;

With fantastic commuter links to the Motorway and easy access to Leeds and Manchester, with great schools in the immediate vicinity:

Local Schools: Moorlands Primary School, Salendine Nook High School Academy, Crow Lane Primary & Foundation Stage School, Royds Hall, A SHARE Academy, Scapegoat Hill Junior and Infant School, Reinwood Junior School, Huddersfield Grammar School & Nursery

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.

Has fantastic potential for an Air B&B earning approximately £99.00 per day.

### **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 "B"

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/3800-2340-0022-2095-0323>

### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3266823](https://sprift.com/dashboard/property-report/?access_report_id=3266823)

### **OUR SERVICES**

### **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.

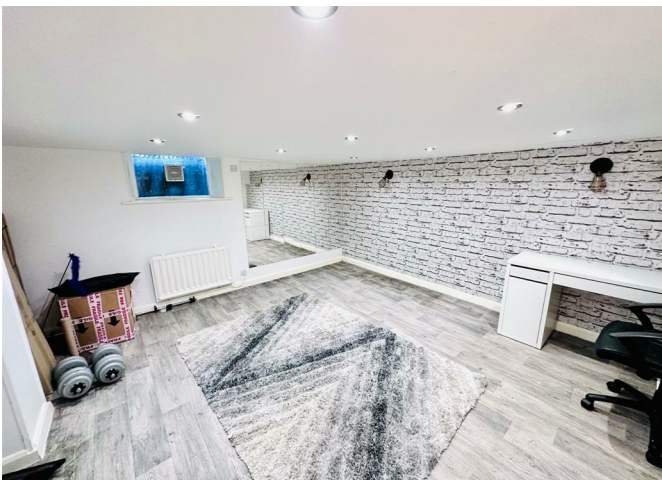
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

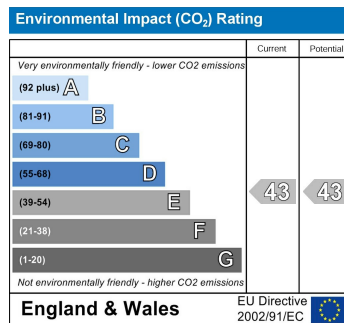
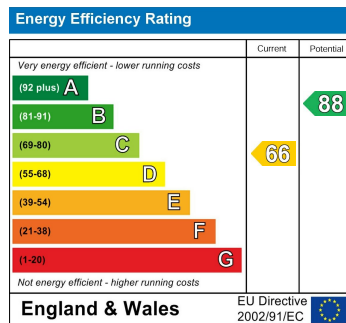
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## Energy Efficiency Graph



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