



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 9 Barlbrough Place, Huddersfield, HD3 4PR

**Asking Price £95,000**

**\*UNDEROFFER\* A PERFECT F.T.BUYER STARTER HOME OR INVESTMENT \*\*TWO BEDROOMED PROPERTY OFFERED FOR SALE WITH NO CHAIN\*\*** ADM Residential are pleased to market this tastefully appointed, newly fitted kitchen and fully decorated, newly fitted combi - boiler, and EICR. This two bedroom through by light terrace property is ideally positioned in the village of Milnsbridge, located close to all local amenities, bus routes, schools, easy access to the motorway networks and approximately five minutes drive from Huddersfield Town. A perfect purchase for first time buyers and buy to let investors alike. Boasting Upvc double glazed and newly fitted gas central heating with accommodation briefly comprising of: Entrance hall, modern lounge, newly fitted modern kitchen, access to the rear patio and a keeping cellar. To the first floor landing: two bedrooms and house bathroom. Externally the property offers a low maintenance frontage with decked patio area to rear. Internal viewings are highly recommended to appreciate the potential on offer! Contact us on Tel 01484 644555 to arrange an appointment!

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



UPVC entrance door, leading to:

## HALLWAY

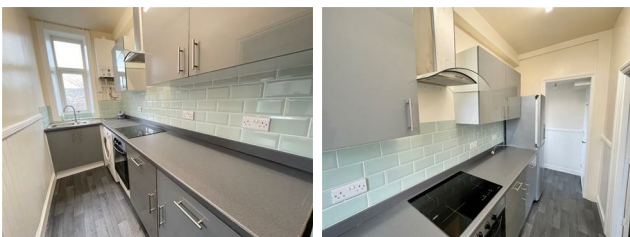
Entrance hallway with staircase leading to the first floor landing, wall mounted gas central heated radiator, door leading to:

## LOUNGE



The lounge is set to the front aspect with uPVC window overlooking the front aspect, having been newly decorated featuring TV point, telephone point, dado rail, modern fire surround with marble effect back and hearth, inset electric fire, finished with a wall mounted, double panelled gas central heated radiator:

## KITCHEN



Set to the rear of the property is the fabulous galley

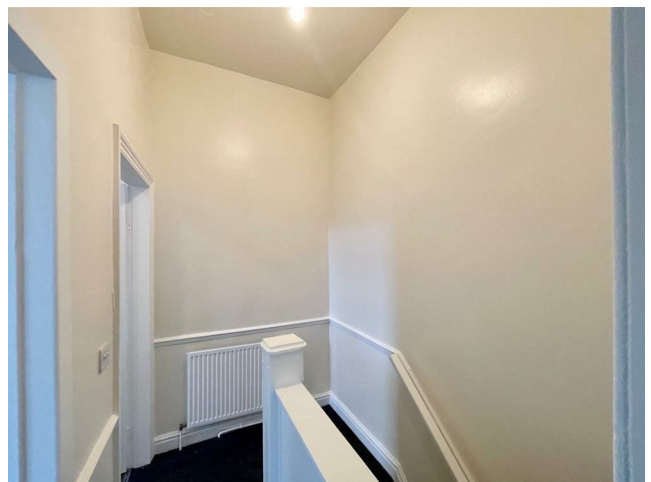
kitchen with uPVC double glazed window overlooking the side aspect. Consisting of a modern newly fitted kitchen with base and wall mounted units in High Gloss Grey, complimentary laminate working surfaces, contrasting tile splash-backs with stainless steel inset sink unit with mixer tap. Integrated electric oven, and induction hob, There is plumbing in situ for a washing machine and space for a fridge freezer finished with laminate effect vinyl flooring, door leading to:

## REAR HALLWAY



Rear hallway with uPVC door leading to the rear decked patio, featuring panelling effect with dado rail and access to a keeping cellar, finished with laminate effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



To the first floor landing having access to all rooms, dado rail, wall mounted gas central heated radiator:

## BATHROOM



Party tiled bathroom with uPVC window to side aspect featuring a three piece bathroom suite in white with chrome effect fittings, comprising of panelled bath, hand wash basin and low level w/c. Finished with wall mounted gas central heating radiator and tiled effect flooring:

## BEDROOM ONE



A spacious double bedroom with natural light gained via two uPVC double glazed window to the front and side aspect and wall mounted gas central heated radiator.

## BEDROOM TWO



A second good sized single bedroom with uPVC double glazed window to the rear aspect and wall mounted gas central heated radiator.

## EXTERNALLY



To the front of the property is a small frontage with stone wall boundaries. To the rear is a decked area ideal for sitting out in summer months. Parking to be confirmed, there is an area set to the rear:

## 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.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0745-2850-6867-9524-0655>

## 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.

#### **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

#### **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: Unauthorised reproduction prohibited.

## 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.