



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 81 Cliffe End Road, Huddersfield, HD3 4FG

**Best Offers Over £130,000**

**\*SOLD\*** ADM Residential are delighted to offer FOR SALE this charming, stone built, three bedroom inner cottage, situated in the ever popular residential area of Longwood in Huddersfield, ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and highly recommended schools. The property holds stunning views of the hillside from the front elevation with on street parking, this would make a great family starter home or an investment purchase. The property boasts gas central heating and uPVC double glazing throughout and briefly comprises of: - entrance uPVC door, hallway, spacious lounge and dining kitchen with patio door to the rear, there is also access to the cellar. To the first floor there are three good sized bedrooms and partly tiled house bathroom. Externally, the property offers cottage style garden to the front and patio garden to the rear with a useful storage shed. Telephone the agent today to arrange your viewing on 01484 644555! **\*NOT TO BE MISSED\*** **\*VIRTUAL VIEWING ALSO 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 DOOR



Entrance Upvc door leading to:

## HALLWAY

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

## SPACIOUS LOUNGE 12'1" x 11'2" (3.68 x 3.40)



This delightful lounge offers uPVC double glazed window to front aspect having onward views over the hillside. Featuring original tiled fire surround with inset gas fire, TV point, Telephone point and wall mounted gas central heating radiator. Door leading to:

## DINING KITCHEN



Set to the rear of the property is this well appointed dining kitchen with uPVC door that leads out onto the rear garden. The kitchen area features a modern range of fitted base and wall

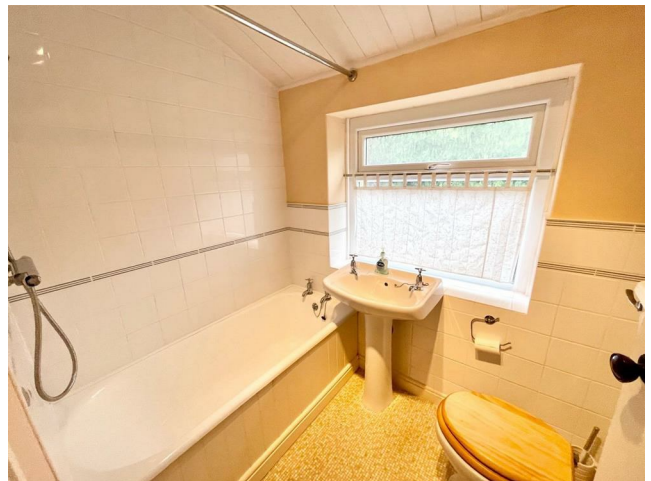
mounted units in White Gloss with complimentary roll edge working surfaces, stainless steel sink unit with drainer and mixer tap. Electric cooker point and plumbing for automatic washing machine. Finished with tiled flooring and wall mounted gas central heated radiator. Access to a cellar:

## FIRST FLOOR LANDING



To the first floor landing with access to a loft hatch and doors leading to all rooms:

## HOUSE BATHROOM 6'9" x 5'11" (2.06 x 1.80)



A partly tiled, three-piece bathroom suite in white with chrome effect fixings and a uPVC opaque window to the rear aspect comprising of: panelled bath with mains fitted shower over bath and a shower pole, hand wash pedestal basin and a low level flush w/c. Finished with tiled effect vinyl flooring and wall mounted gas central heated radiator:

### BEDROOM ONE 15'6" x 10'1" (4.72 x 3.07)



A superb sized double bedroom with uPVC window to the front aspect having views across the valley, finished with a wall mounted gas central heated radiator:

### BEDROOM TWO 9'9" x 7'9" (2.97 x 2.36)



A second good sized double bedroom with window to rear aspect which over looks the garden, finished with wall mounted gas central heated radiator:

### BEDROOM THREE 9'1" x 6'9" (2.77 x 2.06)



Third bedroom with uPVC window to front aspect having views across the valley, bulkhead wall and finished with wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts a cottage style garden to front aspect with flagged areas, paved paths, flower beds, shrubbery borders and stone wall boundaries with on street parking. To the rear there is a mainly flagged patio garden, partly lawned section, flower beds and flagged area with outdoor shed which is useful for storage. Right of access.

### 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.

### Sprift Report Key Facts for Buyers

[https://sprift.com/dashboard/property-report/?access\\_key=a905ff862bbd1a86eae4245d55ca85de035cc](https://sprift.com/dashboard/property-report/?access_key=a905ff862bbd1a86eae4245d55ca85de035cc)

### 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.

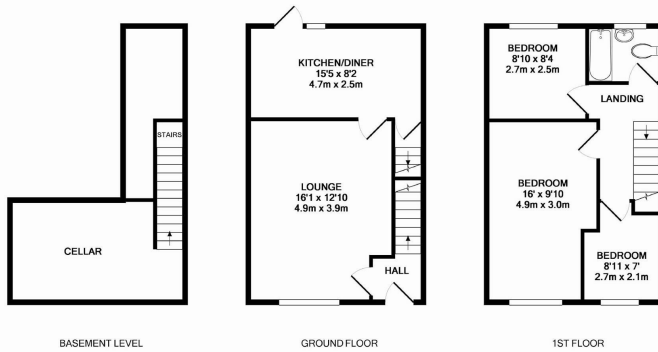
### **BOUNDARIES AND OWNERSHIPS**

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**

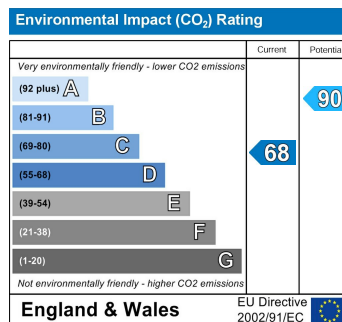
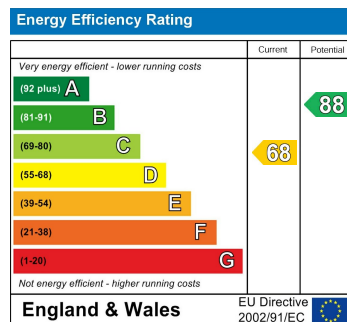
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & 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.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph



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