



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 516 Manchester Road, Huddersfield, HD4 5SG

**Price Guide £94,995**

**\*\*ATTENTION FIRST TIME BUYERS AND BUY TO LET INVESTORS\*\*** Offered for sale is this good sized, THREE BEDROOMED, stone built, through-by-light over dwelling property with un-spoilt woodland views to the rear aspect. Situated in this popular area of Huddersfield, being close to all local amenities, bus routes and schools with easy access to motorway Networks. The property boasts double glazing and gas central heating throughout with accommodation briefly comprising of: entrance door leads to hallway, spacious lounge/dining area, kitchen with access to useful cellar. To the first floor landing: partly tiled house bathroom and two good size bedrooms. To the second floor is a third attic bedroom with ornamental fireplace. Externally the property boasts enclosed flagged garden area with on street parking. Viewings are highly recommended to appreciate the accommodation on offer! Please call ADM Residential to arrange a viewing 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 DOOR



Upvc entrance door leads to hallway with staircase leading to the first floor landing, wall mounted gas central heated radiator and door leading to:

## SPACIOUS LOUNGE/DINING AREA



A spacious, open plan lounge/dining area with Upvc double glazed windows to front and rear aspect. Featuring an inset coal effect living flame gas fire, modern fire surround with Black marble effect back and hearth. Finished with T.V. Point, Telephone point, coved ceiling, wall mounted gas central heated radiator and finished with part wood effect laminate flooring. Door leading to:

## KITCHEN



Partly tiled kitchen with Upvc double glazed window with woodland views to the rear aspect. Featuring a matching range of base and wall mounted units in Oak wood effect with chrome effect fittings, contrasting rolled edged laminate working surfaces and tiled splash backs. Incorporating a stainless steel sink unit with drainer

and mixer tap, gas cooker point and stainless steel extractor hood over. Having plumbing for an automatic washing machine space for under counter fridge and freezer. Finished with coved ceiling and tiled flooring with door leading to:

## CELLAR

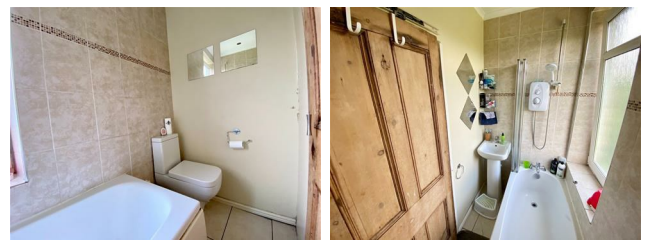
Useful cellar room:

## FIRST FLOOR LANDING



Staircase rises to the first floor landing providing access to all rooms, useful utility area and access to a staircase which leads to attic bedroom:

## HOUSE BATHROOM



A partly tiled house bathroom with chrome effect fittings and Upvc double glazed opaque window to the rear elevation. Featuring a three piece bathroom suite in White comprising of: panelled bath with electrical shower unit over and bi-folding splash screen, hand wash pedestal basin and a low level flush w/c. Finished with tiled flooring and inset ceiling spotlights:

## BEDROOM ONE



A good sized, double bedroom with Upvc double glazed window to the front aspect. Featuring a cast iron ornamental fireplace, coved ceiling, T.v.point and finished with wall mounted gas central heated radiator:

## BEDROOM TWO



Second bedroom with Upvc double glazed window to the rear elevation with woodland views, finished with wall mounted gas central heated radiator:

## UTILITY AREA



Useful utility area with Upvc double glazed window to the front aspect, housing for combi-boiler and staircase providing access to attic bedroom:

## ATTIC BEDROOM



Spacious attic bedroom with velux window to rear elevation, featuring a cast iron ornamental fireplace. Finished with beamed ceiling, T.v.point, wall mounted gas central heated radiator and wood effect laminate flooring:

## EXTERNALLY



Externally the property boasts flagged garden to front aspect with stone wall and fenced boundary with on street parking to front:

## ADDITIONAL 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 LEASEHOLD - 999 YEAR LEASE

### **Council Tax Bands**

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

### **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.

### **EPC LINK**

EPC ON ORDER.



### Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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