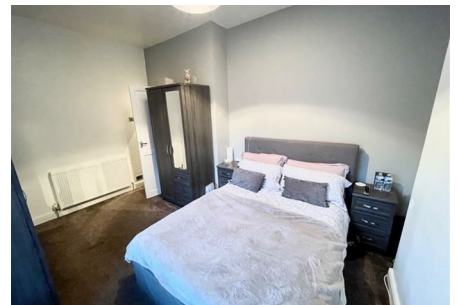




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 14 Row Street, Huddersfield, HD4 5BB

**Offers Over £115,000**

\*SOLD\* S.S.T.C \*OFFERS OVER £115,000\* \*ADM RESIDENTIAL\* are delighted to offer to the market \*For Sale\* this beautifully decorated and very well appointed, two double bedroom inner terraced property with driveway to the rear. A perfect starter home or investment purchase. The property also enjoys newly fenced boundaries in the popular area of Crosland Moor, Huddersfield, ideally located in close proximity to an array of nearby amenities, approximately 2.1 miles from town centre, easy access to Oldham and the M62 motorway networks. The property boasts uPVC double glazing, gas central heating, recently plastered and insulated through-out, comprises of: Entrance composite security door leads to an inner vestibule, a modern lounge, high spec dining/kitchen, access to the lower floor cellar/utility room. To the first floor landing: there are two well appointed double bedrooms and a modern house shower room with white bathroom suite and access to a loft hatch. Externally having curb appeal with low maintenance paved garden to the front aspect and fenced boundaries with on street parking. To the rear is a flagged driveway for off road parking for 1/2 cars. Why not arrange your viewing today? Highly recommended to avoid disappointment! Contact ADM Residential on 01484 644555 \*NOT TO BE MISSED\*

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



An entrance composite security door leading to an inner vestibule with door leading to:

## LOUNGE 14'7 x 12'4 (4.45m x 3.76m)



A delightful, modern lounge which is set to the front aspect with uPVC window overlooking the front garden, featuring wall mounted log effect electric fire, LED twin wall lighting, T.V point, telephone point. Finished with wall mounted double panel radiator, door leads to:

## DINING KITCHEN 14'7x9'8 (4.45mx2.95m)



A stunning modern fitted kitchen with uPVC window to the rear aspect, featuring a matching range of base and wall mounted soft close units in two tone Black and White with satin chrome effect fixings, contrasting laminate working surfaces, matching tiled splash back, inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and electric four ring hob with a matching

stainless steel extractor hood over, integral fridge/freezer and dishwasher. Finished with laminate wood effect flooring, ceiling spot lighting, wall mounted gas central heated radiator and uPVC door leading to rear garden with staircase leading to:

## ACCESS TO THE LOWER FLOOR 6'7 x 8'1 (2.01m x 2.46m)

Access to a keeping cellar/utility offering ample space:

## TO THE FIRST FLOOR LANDING



Staircase with spindle banister rises to the first floor landing, there is access to a loft hatch and doors leading to all rooms:

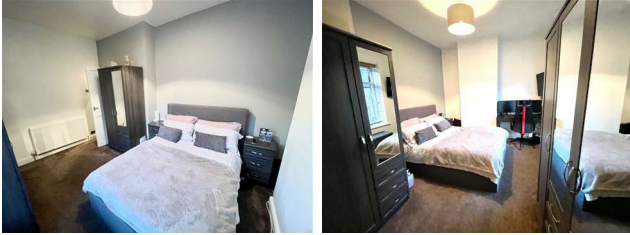
## HOUSE SHOWER ROOM 6'5 x 4'7 (1.96m x 1.40m)



A beautifully finished, fully tiled modern three piece

suite in white with uPVC opaque window to the front elevation. Featuring chrome effect fittings and comprises of: a double shower cubicle unit with waterfall shower, hand wash vanity unit which incorporates the low level flush w/c. Finished with wall mounted extractor vent, recess chrome effect spot lighting, chrome effect heated towel rail and matching tiled flooring:

### **BEDROOM ONE 14'6 x 10'5 (4.42m x 3.18m)**



A delightful, recently decorated, good sized double bedroom with a uPVC double glazed window to front aspect, finished with T.V point and wall mounted gas central heating radiator: (Please note: the large wardrobe will be included in the sale price)

### **BEDROOM TWO 11'6 x 9'5 (3.51m x 2.87m)**



Well appointed, newly decorated second double bedroom with a uPVC double glazed window to the rear aspect finished with a wall mounted gas central heating radiator:

### **EXTERNALLY**



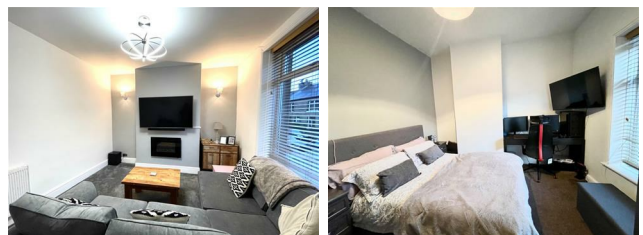
Recently updated is this well maintained low maintenance garden with paved patio area and a stone wall/newly fenced boundaries. To the rear of the property is a flagged driveway which provides off road parking for one / two vehicles:

### **DRIVEWAY**



The property is also accessed via the rear adjacent street, with flagged area provide off street parking for one car:

### **FURTHER PHOTOS**



### **Tenure**

This property was lease hold form 1911 for 999 years, however these is two titles on land register and one mentioned purchase of the Freehold. Please do check with your solicitor first.

### **Council Tax Bands**

The council Tax Banding is "A "  
Please check the monthly amount on the Kirklee Council Tax Website .

### **FURTHER INFORMATION**

The Boiler is a valiant Approx 3 years old:  
Recently Renovated  
Fully Insulated Plaster Walls  
Recently fitted Kitchen And Bathroom  
Council Tax Band A  
Offer Street Parking To Rear

### **ABOUT THE AREA**

LOCATED CLOSE TO LOCAL SHOPS, BUS ROUTES, SCHOOLS:

Croslandmoor is a district in the south west of Huddersfield, Croslandmoor begins at the junction of Manchester Road A62. The area looks overlooks the village of Milnsbridge, Golcar and Colne Valley. In Croslandmoor there is a beautiful park called Beaumont Park it is a great place to visit and perfect for long strolls. The park features summer events, band stands, children's play area, basket ball nets and football goal posts. Primary Schools located in Croslandmoor are Croslandmoor Junior, Infants & Nursery School High Schools in Croslandmoor are Moor End Technology College.

### **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 Or lettings@admresidential.co.uk  
We also can offer you a virtual viewing which can be downloaded via the youtub 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.

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.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.

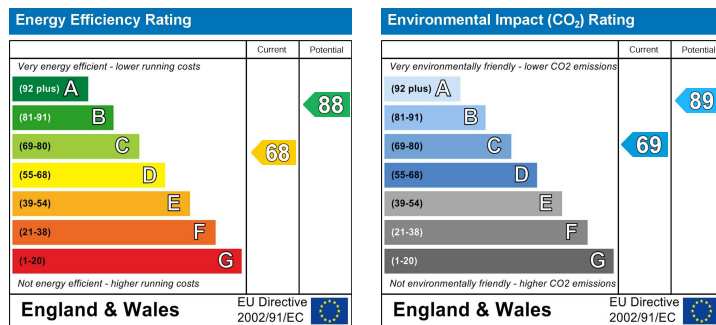
## Floor Plan



Row Street, Huddersfield, HD4 5BB  
 Approx Gross Internal Floor Area of House 75.44 sq. m. (812.02 sq. ft)

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## 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.