



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



144 Armitage Road, Huddersfield, HD3 4JY

Offers Over £135,000

AVAILABLE FOR SALE ADM Residential are pleased to market this ***SPACIOUS*** ***THREE BEDROOM*** ***MID STONE BUILT TERRACE PROPERTY*** ideally situated in the village of Milnsbridge of Huddersfield and being close to all local amenities, bus routes and easy access to Huddersfield town centre and surrounding areas. A perfect purchase for any First Time Buyer or the growing family. The property boasts gas central heating and double glazing throughout with accommodation briefly comprising of:- entrance hallway, spacious well appointed lounge, modern dining kitchen with access via staircase to the cellar, rear door access to the rear garden. To the first floor landing access to a loft, three bedrooms and a well appointed house bathroom. Externally to the front is a flagged and pebbled area with on street permit parking, to the rear an enclosed low maintenance garden with a small out building. Viewings are highly recommended to appreciate this spacious property and the accommodation on offer. Tel ADM Residential today! 01484 644555.

VIEWING BY APPOINTMENT ONLY ***VIRTUAL VIEWING IS AVAILABLE***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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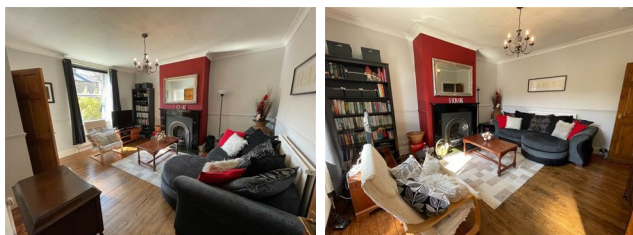
Entrance Door

UPVC entrance door leads to:

Entrance Vestibule

Entrance vestibule with staircase rising to the first floor, wall mounted gas central heated radiator and door leading to:

Lounge 15'5 x 13'7 (4.70m x 4.14m)



Well appointed lounge with uPVC window to the front aspect allowing an abundance of natural light to flood the room. Featuring an open fire with traditional fire surround, cast iron back and tiled hearth. Coved ceiling, T.V point, telephone point and dado rail. Finished with two wall mounted gas central heated radiators, original wood flooring and door leading to:

Dining Kitchen 15'9 x 8'2 (4.80m x 2.49m)



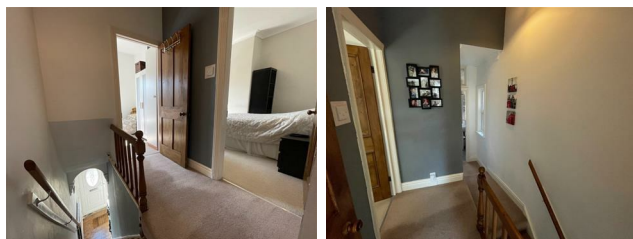
Modern fitted dining kitchen with uPVC window overlooking the rear aspect, mosaic tiled fireplace with inset electric fire. Featuring matching range of base and wall mounted units in High Gloss White, contrasting laminate effect working surfaces and tiled splash backs, incorporating a stainless steel sink unit with drainer and mixer tap. Range master with double electric oven, grill, gas hob and hot plate with extractor hood over, plumbing for automatic washing machine, space for tumble dryer, dishwasher, fridge freezer and wall mounted combi-boiler. Finished with tiled effect flooring and uPVC door leading to the rear garden:

Cellar



Access to a useful cellar via staircase which leads into two storage rooms:

To The First Floor



Staircase rises to the first floor landing with uPVC window to the side aspect, access to a partly boarded loft via hatch and doors leading to:

Bedroom One 15'1 x 10'3 (4.60m x 3.12m)



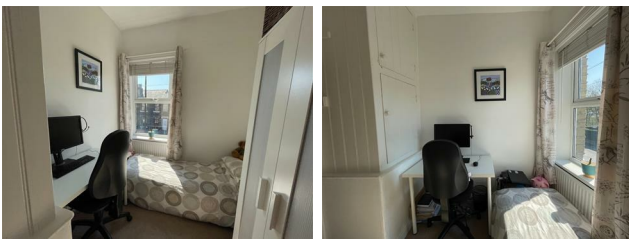
Spacious bedroom with uPVC window to the front elevation. Featuring mirrored wardrobe to one alcove, finished with coved ceiling and wall mounted gas central heated radiator:

Bedroom Two 9'5 x 8'5 (2.87m x 2.57m)



Second double bedroom with uPVC window to overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

Bedroom Three 8'1 x 7'1 (2.46m x 2.16m)



Third good sized single bedroom situated to the front of the property with uPVC window. Featuring bulk head storage with built in storage cupboards and finished with wall mounted gas central heated radiator:

Bathroom 6'2 x 5'6 (1.88m x 1.68m)



A partly tiled, modern three piece bathroom suite in white with uPVC opaque window to rear elevation and chrome effect fittings. Comprising of panelled bath with shower attachment over, hand wash pedestal and a low level flush W/C. Finished with panelled ceiling, inset spotlighting, wall

mounted gas central heated radiator and tiled effect vinyl flooring:

Externally



Externally the property boasts low maintenance garden to the front aspect with on street permit parking. To the rear is an enclosed mainly flagged garden with patio area, flower and shrub borders ideal for bistro dining in the summer months. The property also benefits from a useful storage shed and access to the shared passage:

ADDITIONAL PHOTOGRAPHS



Additional photographs:

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This property is Leasehold - 999 year lease - the current Vendor has an absent Landlord indemnity policy.

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: Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Huddersfield Grammar School & Nursery, Salendine Nook High School, Moorlands Primary

School, Royds Hall High School.

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.

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 youtube link.

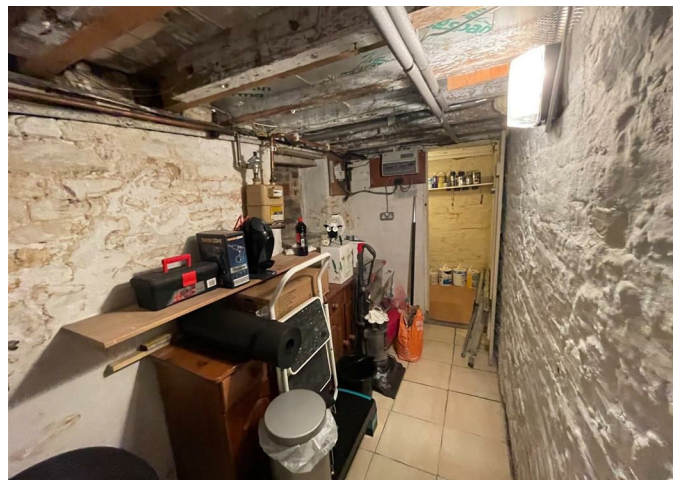
Please ask the agents for the detail.

BOUNDARIES AND OWNERSHIPS

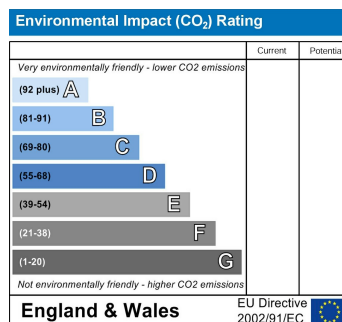
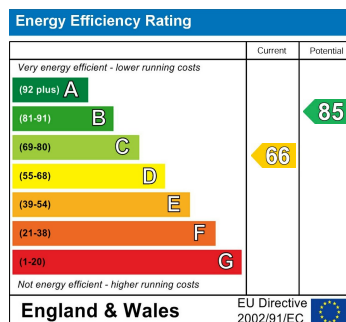
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.



Energy Efficiency Graph



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