



RESIDENTIAL

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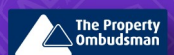


18 Orchard Street West, Longwood, Huddersfield, HD3 4TE

£259,995



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ENTRANCE COMPOSITE DOOR

Entrance composite door leads to:

RECEPTION HALLWAY

Welcoming reception hallway, featuring useful under stairs storage and staircase rising to the first floor landing. Finished with security alarm, wireless control, wall mounted gas central heated radiator and flooring TBA, Doors leading to:

CLOAKROOM

Useful cloakroom with uPVC opaque window to the front aspect. Featuring a two piece suite comprising of: hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring

OPEN PLAN MODERN LIVING

Open plan luxury living with over 27 ft of entertaining space with uPVC window overlooking the front aspect and aluminium bi-folding door which leads out onto the rear patio garden:

LOUNGE AREA

The lounge is set to the front elevation with uPVC window overlooking the front aspect. Finished with inset ceiling spotlighting, twin aspect wall mounted double panelled gas central heated radiators, T.V.point, BT/Data point. flooring TBA.

BREAKFAST DINING KITCHEN

Finished to a high specification is this spacious breakfast dining kitchen with aluminium bi-folding doors leading out onto the rear garden. Featuring a matching range of base and wall mounted units and breakfast bar in Matt Ash Grey with Quartz effect contrasting working surfaces, inset brushed chrome sink unit with matching mixer tap. Integral electric oven and induction hob with matching extractor hood over, housing for a combo-boiler, integrated automatic washer/dryer, dishwasher and undercounter fridge and freezer. Finished with under counter led lighting and ceiling spot lighting, flooring TBA.

DINING AREA WITH BIFOLDING DOORS

Dining area with ample space for a dining table and chairs, featuring aluminium bi-folding door which leads out onto the rear garden. Finished with inset ceiling spotlighting, wall mounted double panelled gas central heated radiator and flooring TBA.

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing, useful storage cupboard and staircase rising to the second floor landing. Finished with wall mounted gas central heated radiator and doors leading to:

HOUSE BATHROOM

Fully tiled, modern house bathroom with uPVC opaque window overlooking the front aspect. Featuring a three piece suite and chrome effect fittings, comprising of: panelled bath with mains fitted shower over and glass shower screen, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail, extractor fan and tiled flooring:

BEDROOM TWO

A second, good sized double bedroom with uPVC window overlooking the front aspect and taking advantage of the onward views. Finished with inset ceiling spotlighting, T.V.point and wall mounted gas central heated radiator, flooring TBA.

BEDROOM THREE

Third double bedroom with uPVC window to the front aspect. Finished with inset ceiling spotlighting, T.V.point and wall mounted gas central heated radiator, flooring TBA.

BEDROOM FOUR

Fourth bedroom with uPVC window to the rear aspect. Finished with inset ceiling spotlighting, T.V.point and wall mounted gas central heated radiator, flooring TBA.

TO THE SECOND FLOOR LANDING

Staircase rises to the second floor landing, uPVC window to the side aspect, door leads to.

PRIMARY BEDROOM WITH EN-SUITE

Spacious primary double bedroom with twin aspect uPVC Velux windows to the front aspect. Featuring en-suite facilities and walk-in wardrobe space, finished with inset ceiling spotlighting, under eaves storage cupboards to both eaves, T.V.point and wall mounted gas central heated radiators, flooring TBA.

EN-SUITE SHOWER ROOM

Partly tiled en-suite with uPVC velux window to the front aspect. Featuring a three piece suite with chrome effect fittings. Comprising of: walk-in shower cubicle with mains fitted shower, hand wash vanity basin with waterfall tap and incorporated low level flush w/c. Finished with extractor fan, wall mounted chrome heated towel rail and tiled flooring:

EXTERNALLY

Externally, to the front aspect is a newly laid tarmac courtyard with allocated parking space for two vehicles, tiered pathway leading to the entrance door with wooden balustrade. Featuring outside security lighting, c.c.t.v, electric car charging point and meter points. To the rear, paved paths lead to a rear garden with stone flagged patio and lawn area with security lighting, outdoor tap and electric point. Finished with fenced boundaries:

EXTRAS

Please note

The extras are as follows:

CARPETS & FLOORING (TBA)

ADDED UPGRADED BATHROOM FITTING

ALARM & WIRELESS CONTROLS

SECURITY ACCESS

ALL INTERGRATED APPLIANCE

CCTV

ELECTRIC CAR CHARGING POINT

ELECTRIC OUTSIDE POWER POINT

LAWNED GARDEN

Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Council Tax Bands

The council Tax Banding is "C"

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

EPC RATED B

<https://find-energy-certificate.service.gov.uk/energy-certificate/9745-3933-2302-2357-1200>

ABOUT THE AREA

Local Area:

Set on the edge of Huddersfield surrounded by local countryside with lots of local walks and beautiful scenery, Longwood is well placed for commuters needing convenient access to Huddersfield and the M62 motorway network.

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.

KEY FACTS FOR BUYERS

https://sprift.com/dashboard/property-report/?access_report_id=3172147

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

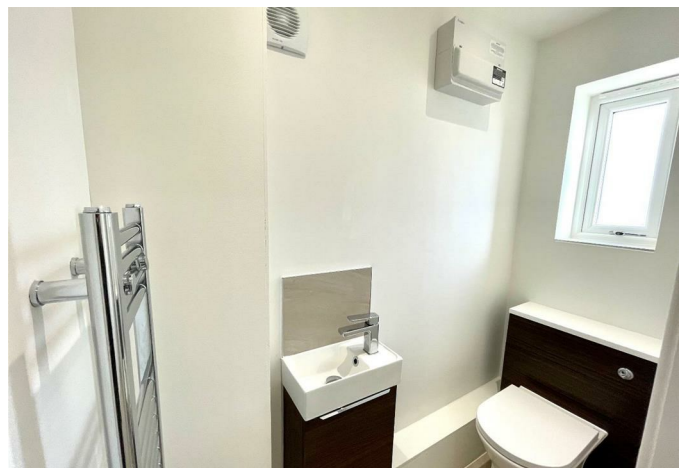
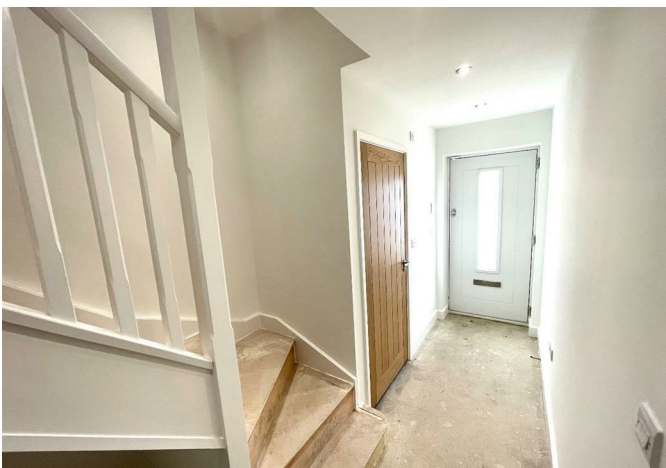
prior to ordering any fixtures, fittings or furnishings.

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.

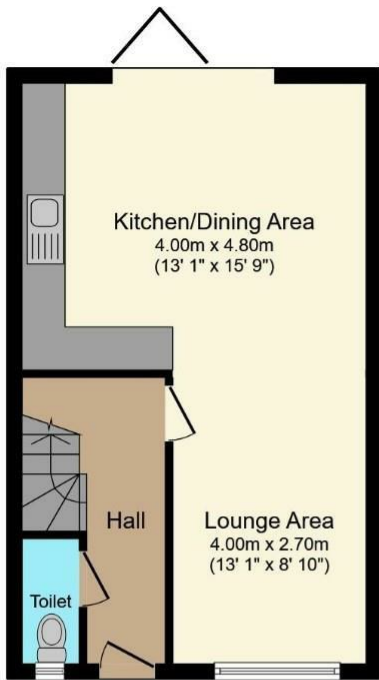
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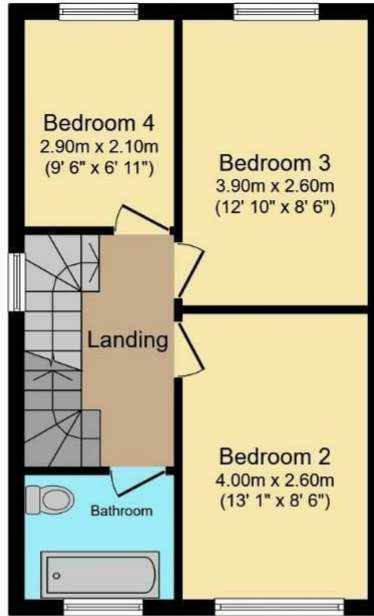
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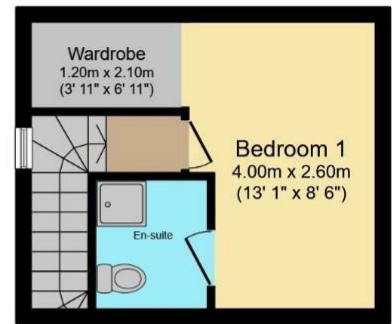
Floor Plan



Ground Floor



First Floor

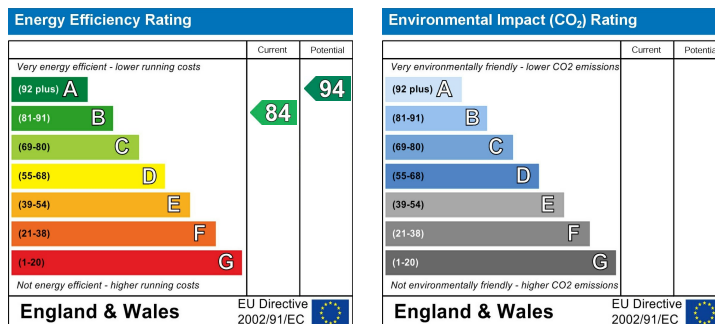


Second Floor

Total floor area 97.0 sq.m. (1,044 sq.ft.) approx

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Energy Efficiency Graph



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