



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



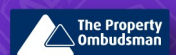
## 8 Syringa Street, Huddersfield, HD1 4NZ

**Offers Over £195,000**

**\*REDUCED BY £25,000\*** ADM Residential are pleased to market this **\*FOUR BEDROOM\*** **\*STONE BUILT MID TERRACE PROPERTY\*** offering two reception rooms and spacious accommodation set over four floors. Occupying a prominent and convenient position within this highly desirable residential area of Marsh & Lindley, Huddersfield. Ideally situated close to all local shops, highly regarded schools, HRI and the M62 motorway with excellent transport links to Huddersfield's town centre. The property boasts gas central heating and mostly double glazed throughout, briefly comprises of: Entrance door leads to a reception hallway with access to the cellar, spacious lounge, second reception room/bedroom and galley kitchen with a useful utility room. To the first floor landing: three good sized bedrooms and a house bathroom. To the second floor landing: fourth bedroom with under eaves storages. Externally the property boasts gardens to the front and rear aspects with on street parking and right of way to the rear. Telephone the agent ADM Residential today on 01484 644555 to arrange your viewing! An internal viewing is highly recommended to appreciate the extensive accommodation on offer! **\*NOT TO BE OVERLOOKED\*** **\*NO ONWARD CHAIN\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
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## ENTRANCE DOOR

Entrance door leads to:

## ENTRANCE HALLWAY



Reception hallway with staircase rising to the first floor landing and access to the cellar, featuring picture rail, original cornice and finished with wall mounted gas central heated radiator. Doors leading to:

## LOUNGE 13'6 x 13'5 (4.11m x 4.09m)



Spacious lounge with uPVC window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a stone effect fire surround, original cornice and finished with wall mounted gas central heated radiator and wood effect laminate flooring:

## SECOND RECEPTION ROOM/BEDROOM FIVE 13'8 x 11'9 (4.17m x 3.58m)



Superb sized, second reception room, that could also be used as a bedroom, with uPVC window overlooking the rear aspect. Featuring a Mahogany fire surround with tiled back and hearth with inset coal effect gas fire. Finished with beamed ceiling, wall mounted gas central heated radiator and original wood flooring:

## GALLEY KITCHEN 15'9 x 5'9 (4.80m x 1.75m)



Galley style kitchen with uPVC window to the side aspect. Featuring a range of base and wall mounted units white with roll edged laminate working surfaces and tiled splash backs. Stainless steel sink unit with drainer and hot and cold taps. Integral electric oven and four ring gas, space for an under counter fridge and plumbing for an automatic washing machine/dishwasher. Finished with extractor fan, vinyl effect flooring and door leading to the rear garden:

## UTILITY ROOM/W.C 7'7 x 4'9 (2.31m x 1.45m)



Good sized, partly tiled utility room/w.c with twin aspect opaque windows to the rear and side elevations. Featuring a two piece suite in blue consisting of hand wash pedestal basin and low level flush w/c. Finished with plumbing for an automatic washing machine/dryer and vinyl effect flooring:

## TO THE FIRST FLOOR LANDING



A staircase rises to the first floor landing with doors leading to:

### BEDROOM ONE 13'9 x 11'10 (4.19m x 3.61m)



A spacious, double bedroom with uPVC window overlooking the rear garden. Featuring built in wardrobes and storage cupboards to both alcoves. Finished with wall mounted gas central heated radiator and original wood flooring:

### BEDROOM TWO 13'6 x 13'0 (4.11m x 3.96m)



A good sized second double bedroom with uPVC window overlooking the front aspect. Featuring built in storage shelves and storage cupboard. Finished with wall mounted gas central heated radiator:

### BEDROOM THREE 9'7 x 7'10 (2.92m x 2.39m)



Third bedroom with uPVC window overlooking the front aspect. Finished with wall mounted gas central heated radiator and original wood flooring:

### HOUSE BATHROOM 9'5 x 5'5 (2.87m x 1.65m)



Partly tiled house bathroom with uPVC opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, consisting of: panelled bath with electric shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wood effect vinyl flooring and wall mounted gas central heated radiator:

## TO THE SECOND FLOOR



Open staircase rises to the second floor:



## BEDROOM FOUR 14'7 x 13'10 (4.45m x 399.29m)



Fantastic sized fourth bedroom which could also be used as an office/study space with twin aspect double glazed windows overlooking the front elevation. Featuring useful under eaves storage cupboards and finished with twin wall mounted gas central heated radiators:

### EXTERNALLY



Externally the property boasts a laid to lawn garden to the front aspect with mature shrub borders and on street parking. A hard standing path leads to the front door with wrought iron balustrade. To the rear of the property is an enclosed, laid to lawn with flagged patio area, fence and stone wall boundaries. A perfect space for putting your own stamp on. Please note: the property has right of access:

### ABOUT THE AREA MARSH / LINDLEY

FURTHER INFORMATION ABOUT THE AREA:

The village offers local shops, bistro, and restaurants a Club, the post office minutes away, easy access to the ever popular village of Lindley is the location for the Huddersfield Royal

Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children and of course the Private School The Mount. Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

### 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.

### Council Tax Bands

The council Tax Banding is "B"

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

### Tenure

This property is Leasehold.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2147-3921-3200-5852-4204>

### HMO INFORMATION

The property has previously been raised to HMO standards and as a five bedroom HMO the income generated would be approximately £25,000+ per annum.

### 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.

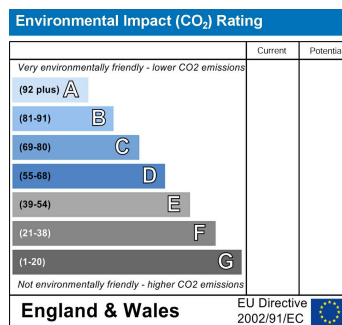
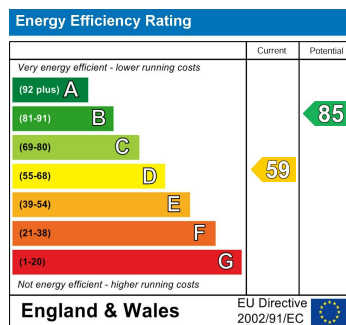
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## Energy Efficiency Graph



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