



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



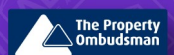
## 263a New Hey Road, Huddersfield, HD3 4GH

**Offers In The Region Of £249,950**

**\*\*LISTED & UNDER OFFER WITHIN A WEEK\*\* \*ATTENTION A UNIQUE SEMI-DETACHED RESIDENCE FOR SALE\* \*OFFERED FOR SALE BY ADM RESIDENTIAL WITH NO ONWARD CHAIN\* \*TRULY A SUPERB PURCHASE WITH SEPARATE ATTACHED GARAGE\* \*THREE BEDROOMS\* \*DECEPTIVELY SPACIOUS OPEN PLAN LIVING\* Offering a set back location in the prime residential area of Salendine Nook in Huddersfield, situated close to the M62 motorway with easy access to Leeds and Manchester, all local amenities, bus routes and well regarded schools. The property is set within a very generous plot which offers space to extend further, enjoying a woodland aspect to the rear with private garden. The property boasts a gas central heating system and double glazing throughout, being recently fully decorated and briefly comprises of:- Entrance vestibule with a separate cloakroom, open plan living space, which has dining area, a large lounge and a kitchen. To the first floor: three good sized bedrooms and a modern shower room. Externally, access leads to the attached double garage via shared driveway and a further parking space, there is a delightful well-maintained lawned garden with walled borders. Viewings are with the agent so please telephone 01484 644555 to arrange a viewing today! \*VIRTUAL VIEWING AVAILABLE\* \*NO CHAIN\* \*EPC RATED\***

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### ENTRANCE DOOR

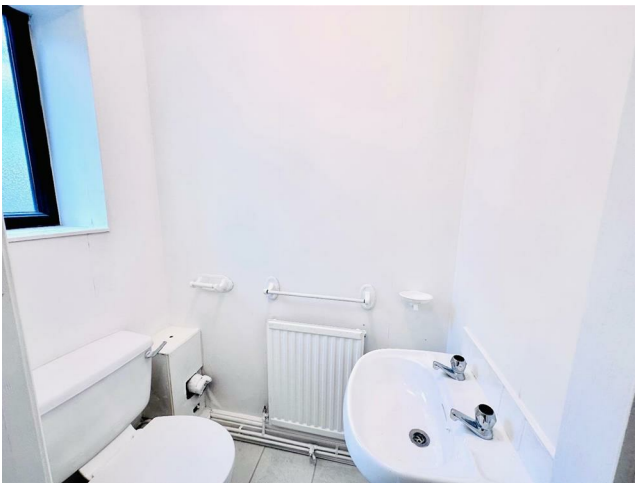
A uPVC entrance door with opaque glass panel feature leads to:

### INNER VESTIBULE



Having been fully re-decocted, this welcoming entrance vestibule has a double glazed window to the side aspect. Finished with wall mounted gas central heated radiator and doors leading to:

### CLOAKSROOM / W/C 3'3 x 2'3 (0.99m x 0.69m)



A separate cloakroom with a uPVC opaque window to the front aspect, featuring a two piece suite in white with chrome effect fittings, consisting of a hand wash pedestal basin with tiled splash back and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

### OPEN PLAN LIVING

A newly decorated, very spacious open plan living areas with uPVC windows to the rear and front aspect and uPVC sliding patio doors leading onto the conservatory, there is also a useful storage cupboard, ceiling spotlighting and beamed ceiling:

### DINING AREA 15'3 x 11'9 (4.65m x 3.58m)



A newly decorated good sized dining area with spindle staircase rising to the first floor landing. Finished with twin storage cupboards, ceiling spotlighting and a wall mounted gas central heated radiator. Archway leads onto the living area and sliding door leads to:

### KITCHEN AREA 8'2 x 7'7 (2.49m x 2.31m)



Newly decorated fully fitted kitchen with uPVC double glazed window to the rear aspect. Featuring a matching range of base and wall mounted units in White with roll edged laminate working surfaces and tiled splash backs. Incorporating a two and a half stainless steel sink unit with mixer tap, gas cooker point with extractor fan over, plumbing for an automatic washing machine and dishwasher with space for a fridge freezer. Finished with vinyl flooring:

## LOUNGE AREA 21'5 x 11'7 (6.53m x 3.53m)



This larger than average newly decorated lounge area with twin aspect uPVC double glazed windows to the side and rear elevation with uPVC sliding patio doors allowing an abundance of natural light to fill the room. Featuring a modern fire surround with inset living flame gas fire, marble effect back and hearth. finished with ceiling spotlighting, wall mounted lighting and wall mounted gas central heated radiators:

## SUN ROOM 15'11 x 7'4 (4.85m x 2.24m)



A wonderful addition to the property is this generously sized sun room with uPVC double glazed windows to the front and side aspects. Finished ample power sockets, wood effect vinyl flooring and uPVC double glazed French doors lead out onto the patio garden taking full advantage of the woodland views:

## TO THE FIRST FLOOR LANDING



A spindle staircase rises to the first floor landing with access to the loft space via a pull-down ladder and doors leading to all rooms:

## BEDROOM ONE 15'1 x 10'1 (4.60m x 3.07m)



Newly decorated is this spacious primary bedroom with uPVC double glazed window overlooking the rear garden and woodland views. Featuring a built-in mirrored sliding door wardrobe to one wall, finished with coved ceiling and wall mounted gas central heated radiator:

## BEDROOM TWO 10'9 x 10'1 (3.28m x 3.07m)



A newly decorated second double bedroom with uPVC double glazed window overlooking the side aspect. Finished with coved ceiling and wall mounted gas central heated radiator:

### BEDROOM THREE 13'8 x 6'8 (4.17m x 2.03m )



A newly decorated third bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

### HOUSE BATHROOM/WET ROOM 8'1 x 8'0 (2.46m x 2.44m)



A good sized fully tiled, modern wet room featuring a three piece suite in white with chrome effect fittings. Consisting of a mains fitted shower, hand wash pedestal basin with chrome monobloc tap and low level flush w/c. There is also a useful built-in cupboard which houses the Worcester Bosch combi-boiler. Finished with mosque features, inset ceiling spotlighting, extractor fan, wall mounted gas central heated radiator and tiled flooring:

### EXTERNALLY



Externally the property offers a set back location from the main flow of traffic, a shared driveway which leads to a double attached garage within a block of two, boasting an electric door with power and light and a separate tarmac parking area

suitable for off-road parking for one car. The property offers a southerly facing very well maintained laid to lawn garden with mature shrubbery and walled borders, along with a good sized flagged patio and gated access. Offering a charming woodland feel which is perfect for relaxing in the summer months:

### DOUBLE GARAGE



A double garage with electric door set within a row of two double garages, boasting power and light:

### 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: Salendine Nook High School Academy, Royds Hall, A SHARE Academy, Crow Lane Primary & Foundation Stage School, Reinwood Junior School, Moorlands Primary School, Huddersfield Grammar School & Nursery

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](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 "C"

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

### **Tenure**

This property is Freehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2332-1290-2222-3205>

### **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.

### **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.

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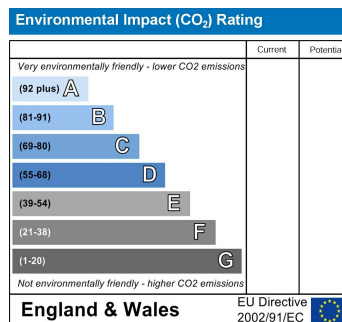
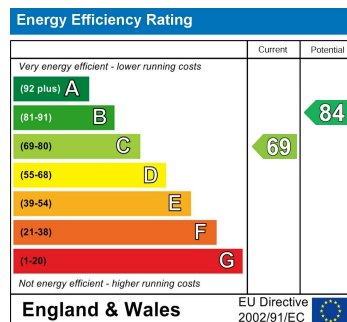
### **Further Information**

Please note there is a possibility to extend subject to planning

## Floor Plan



## Energy Efficiency Graph



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