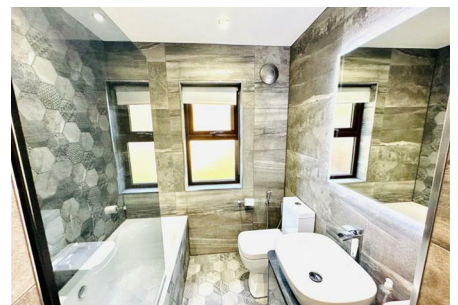




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



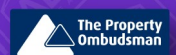
## 21 Grove Nook, Huddersfield, HD3 4UD

**£209,995**

**\*SSTC\* \*LARGER THAN AVERAGE SEMI-DETACHED PROPERTY, THREE BEDROOMS AND TWO BATHROOMS\* \*FINISHED TO A HIGH SPEC\* \*A STUNNING WOODLAND SETTING\*** ADM Residential are delighted to present to the market this spacious, fully modernised property, situated at the end of a cul-de-sac in the popular and convenient location of Longwood, Huddersfield. This family home is a perfect purchase for the growing family, being close to all local amenities and well regarded schools, village shops and within easy access of the M62 motorway network and Huddersfield town centre. Boasting gas central heating, double glazing and security alarm system the accommodation briefly comprises of: entrance door leads to a newly fitted Wren dining kitchen, a converted second reception room with patio doors leading to the front aspect and storage. A staircase rises to the first floor landing, giving access to a well appointed living room, third bedroom and a modern fitted house bathroom. To the second floor landing, two further bedrooms and a second modern shower room. Externally the property offers a landscape garden with driveway offering parking for two vehicles and raised patio area to the front aspect with steps to the side elevation leading to the rear garden. To the rear is an enclosed, artificial lawned garden with patio and raised decked patio with fenced boundaries. Internal viewing is highly recommended to appreciate the accommodation on offer! Please call the office on 01484 644555 to arrange your viewing! **\*VIRTUAL VIEWING AVAILABLE\***

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

UPVC entrance door leading to:

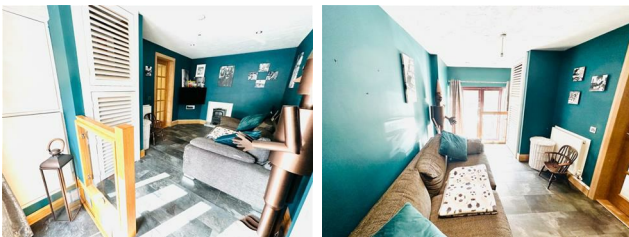
## DINING KITCHEN



Being the heart of any home is this spacious and modern dining kitchen with uPVC double glazed window overlooking the front aspect. Featuring a newly fitted Wren kitchen with matching base and wall mounted units in high gloss Ash Grey with contrasting quartz working surfaces, complimentary laminate splash backs and inset resin sink unit with drainer and mixer tap. Integrated electric oven and microwave with a separate four ring electric hob and feature extractor hood over with LED lights. Plumbing for an automatic washing machine, space for American style fridge freezer and ample room for dining table and chairs. The dining kitchen also benefits from a useful under stairs storage cupboard, large gas central heated vertical radiator and finished inset ceiling spotlighting and wood effect vinyl flooring. Doors leading to:

\*Vendors are open to negotiate for the American style fridge freezer\*

## SECOND RECEPTION ROOM/OCCASIONAL BEDROOM



A fantastic addition to the property is this second reception room/occasional bedroom with large uPVC patio doors leading to the front elevation allowing an abundance of natural light to fill the room. Featuring fireplace with tiled hearth, Louvred cupboard which houses the central heating boiler, additional storage cupboard and underfloor storage. Finished with T.V point, in set

ceiling spot lights, wall mounted gas central heated radiator and vinyl effect flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

## LOUNGE



Well appointed lounge with uPVC double glazed window to the front aspect and uPVC patio door providing access to the rear garden. Featuring inset ceiling spot lighting, T.V point, satellite point, telephone point and wall mounted feature gas central heated radiator:

## HOUSE BATHROOM



Fully tiled, newly fitted house bathroom with uPVC double glazed window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: tiled bath with mains fitted waterfall shower over, shower attachment and splash screen, hand wash vanity basin and low level flush w/c. Finished with built-in LED mirror with bluetooth speaker, storage cupboard, wall mounted extractor fan, wall mounted heated towel rail and tiled flooring:

### BEDROOM THREE



Good sized, third double bedroom with twin aspect uPVC double glazed window overlooking the front aspect. Finished with built-in wardrobes to one wall and a wall mounted gas central heated radiator:

### TO THE SECOND FLOOR LANDING



Staircase rises to the second floor landing with spindle bannister rail, uPVC double glazed velux window to the rear aspect and doors leading to:

### SHOWER ROOM



A fully tiled, newly fitted three piece bathroom suite in white with chrome effect fittings, comprising of: a walk-in glass shower cubicle with mains fitted waterfall shower over and sliding doors, hand wash vanity basin and incorporated low level flush w/c. Finished with extractor fan, wall mounted heated towel rail and tiled effect flooring:

### BEDROOM ONE



Main double bedroom with uPVC velux and bespoke double glazed windows to the front and rear aspect. Featuring built in bespoke his and hers fitted wardrobes with over head units to one wall. Finished with T.V point and wall mounted gas central heated radiator:

## BEDROOM TWO



A second bedroom with twin velux windows to the front and rear aspect. Finished with built in under eaves storage cupboards, T.V point and wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property benefits from a well maintained, block paved landscaped patio to front with featured rockery and flagged paths, raised steps leading to the rear gate and off street parking via the block paved driveway. To the rear there is a low maintenance garden with artificial lawn and slate patio with raised decked area and fenced boundaries. A perfect space for enjoying the summer months:

## ADDITIONAL PHOTOGRAPHS



Additional photos:

## 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 are: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School. Crow Lane Primary and Foundation Stage School, Golcar

Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant 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](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.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8301-7723-6250-5598-1996>

## 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.

## KEY FACTS FOR BUYERS

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3296000](https://sprift.com/dashboard/property-report/?access_report_id=3296000)

## 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.

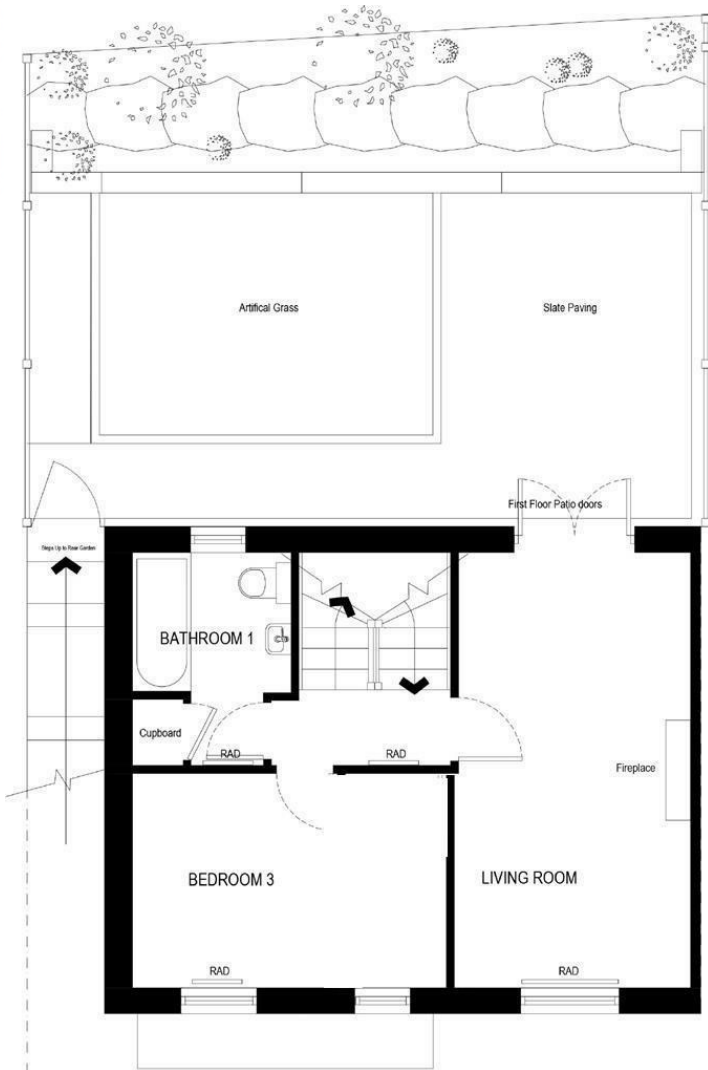
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

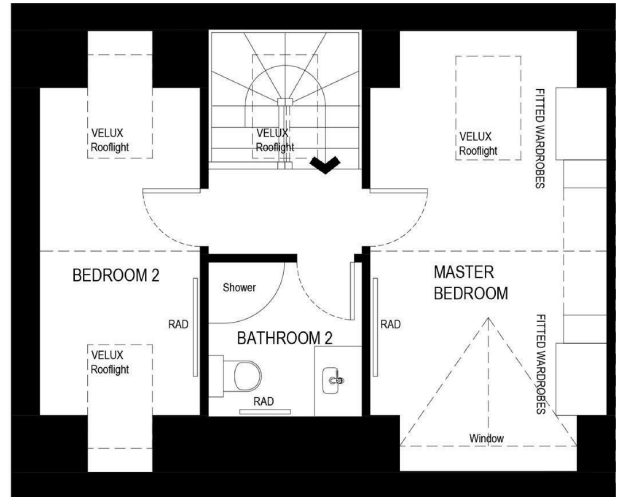
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## Floor Plan



FIRST FLOOR



SECOND FLOOR

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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