



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 48 Union Street, Huddersfield, HD3 3EN

**Offers Over £170,000**

\*RECENTLY REDUCED\* READY TO VIEW NOW! ADM Residential are pleased to market \*FOR SALE\* this fabulous four bedroom, inner terrace house, set over three floors and being situated in this highly desirable area of Lindley close to all village amenities, local shops, highly regarded schools and much more. Lindley boasts its prominent landmark The Clock Tower and is also known for where Huddersfield's main hospital is situated The Huddersfield Royal Infirmary. The property offers gas central heating, double glazing throughout and many original features. Accommodation briefly comprises of: a spacious lounge, dining kitchen with access to the lower floor storage cellar. To the first floor is an L-shaped landing, two good sized bedrooms and a modern bathroom. To the second floor is a further two attic rooms. Externally boasting low maintenance patio gardens to both front and rear, on street parking. Internal viewings are highly recommended to appreciate the potential on offer! Contact us on Tel:01484 644555 to arrange an appointment with the agent! \*VIRTUAL VIEWING AVAILABLE SOON\*

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 uPVC door leading to:

## DINING KITCHEN 15'11 x 11'7 (4.85m x 3.53m)



A modern dining kitchen with uPVC windows to the rear aspect, featuring a matching range of base and wall units in light beach wood effect with chrome effect fittings and complementary roll edge work surfaces. Inset stainless steel sink unit with mixer taps, contrasting tiled splash backs, cooker point with extractor hood over. There is plumbing for a washing machine and a tumble dryer vent with space for a fridge freezer. Finished with original stone flooring, wall mounted gas central heated radiator, wall mounted combi-boiler fitted and doors leading to:

## DINING AREA



Great space for a dining table and chairs, wall mounted gas central heated radiator:

## LOUNGE 15'1 x 12'10 (4.60m x 3.91m)



This newly decorated, good sized lounge is set to the front aspect with uPVC window overlooking the garden, comprising of a contemporary fire surround, inset living flame coal effect gas fire, T.V. point, telephone point and coved ceiling. Finished with double panelled wall mounted gas central heating radiator and laminated wood flooring. Door leading to:

## CELLAR

The property boasts access to a lower floor cellar:

## TO THE FIRST FLOOR



A staircase leads to first floor L-shaped landing. doors giving access to all rooms:

**HOUSE BATHROOM 8'4 x 6'3 (2.54m x 1.91m)**



A fully tiled, three piece bathroom suite in white with uPVC window to rear aspect featuring chrome effect fittings. Comprising of panelled bath with mixer tap, shower over and splash screen, a hand wash vanity basin incorporating a low level flush w/c. Finished with matching tiled flooring, chrome heated towel rail and chrome ceiling spot lighting:

**BEDROOM ONE 15'4 x 9'8 (4.67m x 2.95m)**



A well appointed, good sized double bedroom with upVC window to the front aspect, wall mounted gas central heated radiator:

**BEDROOM TWO 8'8 x 6'9 (2.64m x 2.06m)**



A good sized second bedroom with uPVC window to the rear aspect, wall mounted gas central heated radiator:

**TO THE SECOND FLOOR LANDING**

To the second floor landing:

**BEDROOM THREE 13'8 x 13'4 (4.17m x 4.06m)**



A well appointed, good sized double bedroom with uPVC velux window to the rear aspect, wall mounted gas central heated radiator:

**BEDROOM FOUR 13'4 x 8'3 (4.06m x 2.51m )**



A second, L-Shaped bedroom with uPVC velux window to the rear aspect, wall mounted gas central heated radiator:

**EXTERNALLY**



The property benefits from a patio garden to the front aspect with gated access and stone wall boundaries. To the rear, a further flagged patio garden and on street parking area. A perfect location to entertain in the summer months:

**FURTHER PHOTOS**



### **Tenure**

This property is TBA.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8607-2106-1829-5796-2263>

### **About The Area Lindley**

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. 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. 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 youtub 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.

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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### **ADM Review Link**

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Please click on the link below to submit your review;

<https://g.page/r/CX8OV-HIFLNSEBM/review>

We hope to deal with you again in the future.

Kind regards  
ADM

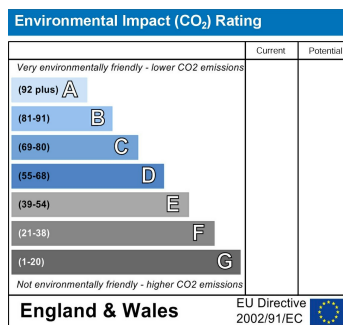
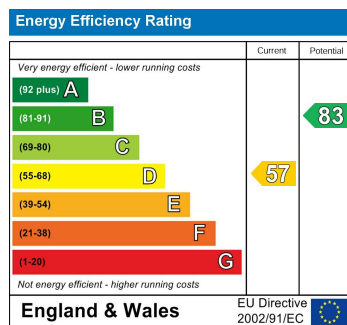
### **Further Kitchen Photos**



A section of kitchen photos:



### Energy Efficiency Graph



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