



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



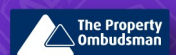
## 26 Whitegate Road, Huddersfield, HD4 6NF

**Offers In The Region Of £74,995**

**\*REDUCED FOR A QUICK SALE\* \*IDEAL PURCHASE FOR THE BUY TO LET INVESTOR LOOKING FOR GREAT INCOME POTENTIAL\*** Occupying a pleasant semi-rural aspect, ideally situated for all local amenities, well regarded schools, transport links, access to Huddersfield town centre and M62 motorway network. This mid terrace underdwelling boasts gas central heating and double glazing throughout, with the accommodation briefly comprising of: Entrance hallway with under stairs storage, spacious lounge and modern galley kitchen. To the first floor landing, there are two bedrooms and a three piece house bathroom suite. Externally the property offers on street parking to the front aspect. Viewings are highly recommended to appreciate the accommodation on offer. Please contact the agent ADM RESIDENTIAL to book your viewing today! **\*NO CHAIN\* VIRTUAL VIEWING AVAILABLE SOON\***

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)



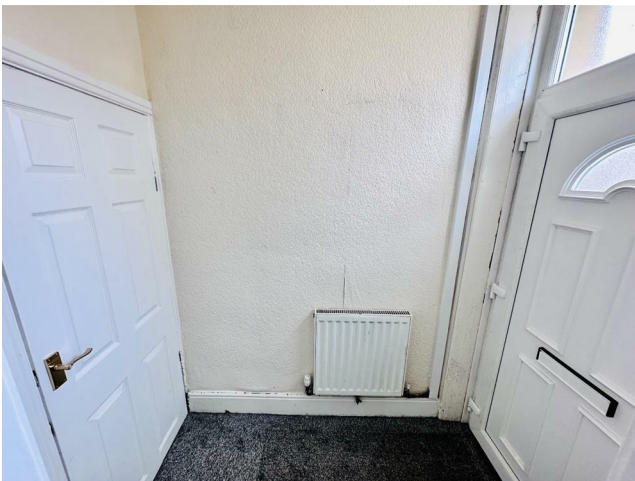


## ENTRANCE DOOR



UPVC entrance door leads to:

## HALLWAY WITH USEFUL STORAGE CUPBOARD



Hallway with useful under stairs storage cupboard and wall mounted gas central heated radiator. Door leading to:

## LOUNGE



Spacious lounge with uPVC window overlooking the front aspect allowing an abundance of natural

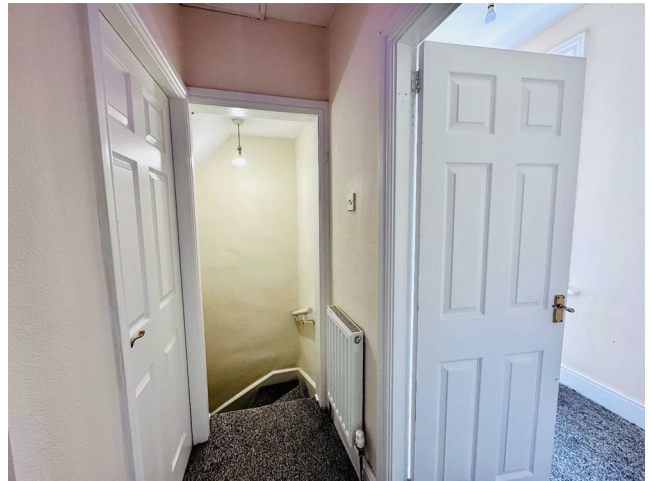
light to fill the room and staircase rising to the first floor landing. Featuring a wood fire surround with tiled back and hearth. Finished with wall mounted gas central heated radiator and door leading to:

## GALLEY KITCHEN



Modern, galley style kitchen set to the rear aspect featuring a matching range of base and wall mounted units in Matt Grey with chrome effect fittings, roll edged laminate working surfaces and complimentary tiled splash backs. Incorporating a stainless steel sink unit with hot and cold taps and drainer, integral electric oven with four ring induction hob and stainless steel extractor hood over. There is plumbing for an automatic washing machine and ample space for a fridge freezer. Finished with wall mounted gas central heated radiator and tiled effect flooring:

## STAIRCASE TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to all rooms and wall mounted gas central heated radiator:

## HOUSE BATHROOM



Partly tiled house bathroom featuring a three piece suite in white with chrome effect fittings, consisting of: panelled bath with mains fitted shower over, hand wash pedestal basing and low level flush w/c. Finished with ceiling extractor fan, wall mounted gas central heated radiator and vinyl effect flooring:

## BEDROOM ONE



Good sized primary bedroom with uPVC window to the front aspect offering ample space for bedroom furniture. Finished with wall mounted gas central heated radiator:

## BEDROOM TWO



Second bedroom with uPVC window overlooking the front aspect. Finished with wall mounted combi-boiler and gas central heated radiator:

## EXTERNALLY

Externally the property offers on street parking to the front aspect:

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and locally there are a range of great schools for children of all ages in the immediate vicinity as well as access to nearby amenities and the Huddersfield Infirmary.

Local Schools: Hillside Primary School, Woodley School & College, Castle Hill School, The Mount School, Newsome Academy, Moor End Academy Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield 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)

## Council Tax Bands

The council Tax Banding is "A"

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/0448-2813-7398-9606-5245>

## KEY FACTS FOR BUYERS

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3328777](https://sprift.com/dashboard/property-report/?access_report_id=3328777)

## 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.

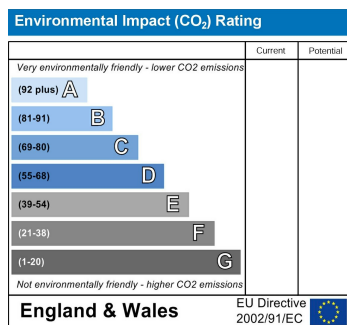
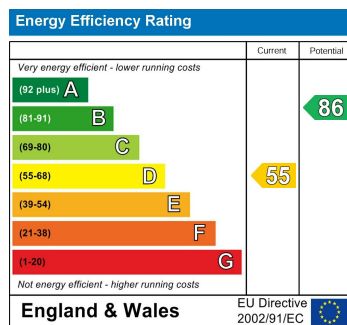
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### Energy Efficiency Graph



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