



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



25 Penistone Road, Huddersfield, HD8 0AP Offers In The Region Of £349,995

****An Elevated Position Taking Full Advantage Of The Stunning Onward Views** ***ATTENTION PROSPECTIVE BUYERS** **A UNIQUE PURCHASE**** ADM Residential are immensely pleased to offer ***FOR SALE*** this superb, four bedroom, semi-detached property boasting uninterrupted views to Castle Hill, gardens and its own woodland. Set within the much sought after location of Fenay Bridge, Huddersfield, this well presented home has much more to offer a growing family or those looking for space to work from home, and is a true credit to the current owners. Boasting gas central heating and double glazing throughout, the property briefly comprises of: A side entrance door leads to a charming, cottage style kitchen, a large separate dining room with inglenook fireplace, access to the keeping cellar/utility space and a beautiful lounge with stunning countryside views. To the first floor landing: three good sized bedrooms and a modern, four piece house bathroom. To the second floor: converted bedroom with built-in wardrobes. Externally, the property benefits from an elevated position with rising driveway which offers ample off road parking, self-contained accommodation and well maintained gardens to the front and the rear with access leading to your own extensive, private woodland. Internal inspection is strongly advised to appreciate all this property has to offer! Call ADM RESIDENTIAL today on 01484 644555 to arrange your viewing today! ***VIRTUAL VIEWING AVAILABLE SOON*** **"NO UPPER CHAIN"**

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE SIDE DOOR

A bespoke composite, entrance side door leads into:

BREAKFAST DINING KITCHEN 16'5 x 10'6 (4.88m'1.52m x 3.05m'1.83m)



A charming, cottage style breakfast kitchen with twin aspect uPVC windows to the rear and side elevations. This well appointed kitchen features a matching range of base and wall mounted units and display units in cream with matching fixings, complimentary butcher block working surfaces with built in drainer, inset Belfast sink unit with mixer taps and rustic tiled splash backs. There is a gas cooker point set within the chimney with a feature railway sleeper mantle, space for an American style fridge freezer and plumbing for a dishwasher, finished with twin ceiling lighting, wall mounted gas central heated radiator and tiled flooring. Doors lead to:

DINING ROOM WITH INGLENOOK 15'7 x 14'9 (4.57m'2.13m x 4.27m'2.74m)



A welcoming, tastefully decorated larger than average dining room with twin aspect uPVC windows to the rear and side elevations. Featuring an inglenook fireplace with inset multi-fuel stove, exposed stone wall, stone back and hearth. Finished with characterful beams to the ceiling, twin wall mounted gas central heated radiators and original stone flagged flooring. Doors leading to:

CELLAR

Access to a useful keeping cellar with vaulted ceiling, ample space for storage, gas meter and fuse box:

LOUNGE WITH STUNNING VIEWS VIA PATIO 14'10 x 10'8 (4.27m'3.05m x 3.05m'2.44m)



A cosy lounge which offers the 'wow factor' with the breathtaking views to the front aspect via the uPVC patio doors and windows that offer an abundance of natural light to complement the room. Boasting an exposed stone chimney breast and inglenook fireplace with gas stove set on a stone hearth. Finished with wall mounted lighting to both alcoves, T.V point, telephone point, wall mounted gas central heating radiator and solid oak wood effect flooring. Enjoy a morning coffee while taking advantage of the stunning scenic views:

TO THE FIRST FLOOR



Inner hallway with staircase rising to the first floor landing with spindle balustrade and doors providing access to all rooms:

HOUSE BATHROOM 8'8 x 6'4 (2.44m'2.44m x1.83m'1.22m)



A beautifully finished, partly tiled, modern house bathroom with uPVC opaque window to the side aspect. Featuring a four piece bathroom suite in white with chrome effect fittings, consisting of: slipper bath with free standing waterfall mixer tap and attachment, step in corner shower cubical with featured mosaic tiling, overhead waterfall mains fitted shower head and sliding glass doors, hand wash pedestal basin with mixer tap and low level flush w/c. Finished with wall mounted mirror and over head light, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM TWO 13' x 8'6 (3.96m x 2.59m)



This good sized, double bedroom which is set to the front of the property with twin aspect uPVC double glazed window overlooking scenic countryside views. Finished with wall mounted gas central heated radiator and solid oak wood effect flooring:

BEDROOM THREE 12'2" x 7'10" (3.71 x 2.39)



Third bedroom set to the rear of the property with

uPVC double glazed window overlooking the stunning garden and woodlands. With housing for the combi-boiler, finished with dado rail and wall mounted gas central heated radiator:

BEDROOM FOUR 11'9 x 6'4 (3.58m x 1.93m)



A fourth bedroom/office space with uPVC double glazed window to the side aspect. Featuring fluorescent tube lighting, dado rail and internet access point, finished with wall mounted gas central heated radiator and solid oak wood effect flooring:

TO THE SECOND FLOOR



Staircase rises to the second floor with spindle balustrade:

BEDROOM ONE 14'7 x 14'2



This spacious, attic conversion offers double bedroom with uPVC double glazed window to the side aspect and a velux window to the rear aspect

which provides an abundance of natural light. Featuring exposed stone wall and characterful beams to the ceiling. Finished with gas central heated radiator and solid oak wood effect flooring:

SELF-CONTAINED ACCOMMODATION



Separate annex accommodation which could ideally be suitable for teenagers, elderly parents or home-business use. Once fitted out, a rental income of £495 per calendar month could be achieved:

ENTRANCE HALLWAY

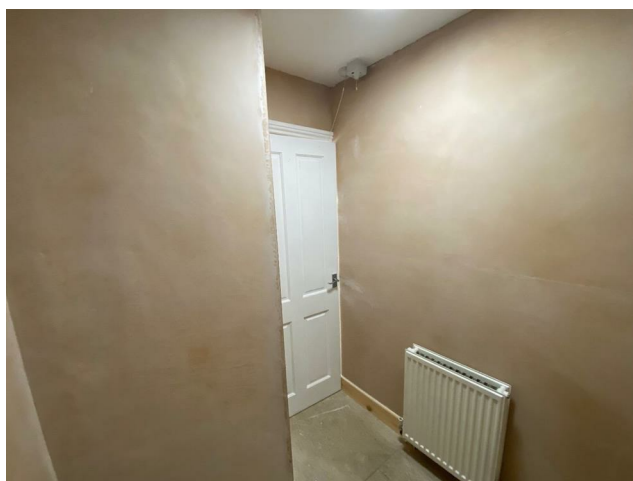
UVPC entrance side door leads into a hallway with uPVC window to the side aspect and provides access to all rooms:

LOUNGE KITCHEN AREA 11'9 x 7'10 (3.58m x 2.13m'3.05m)



Good sized living kitchen space with uPVC double glazed window overlooking the front aspect. Finished with plumbing for an automatic washing machine and wall mounted gas central heated radiator:

SHOWER ROOM 6'2 x 5' (1.88m x 1.52m')



A blank canvas for adding your own shower room:

BEDROOM 9'4 x 9'2 (2.74m'1.22m x 2.74m'0.61m)



Spacious bedroom with uPVC double glazed window to the rear and side aspect. Finished with wall mounted gas central heated radiator:

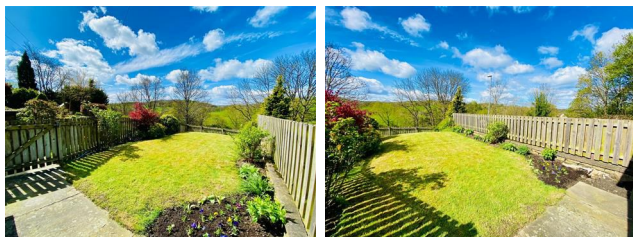
DRIVEWAY



Hard standing driveway situated to the side aspect of the property which provides ample off road

parking for multiple vehicles and outdoor electric point:

FRONT GARDEN



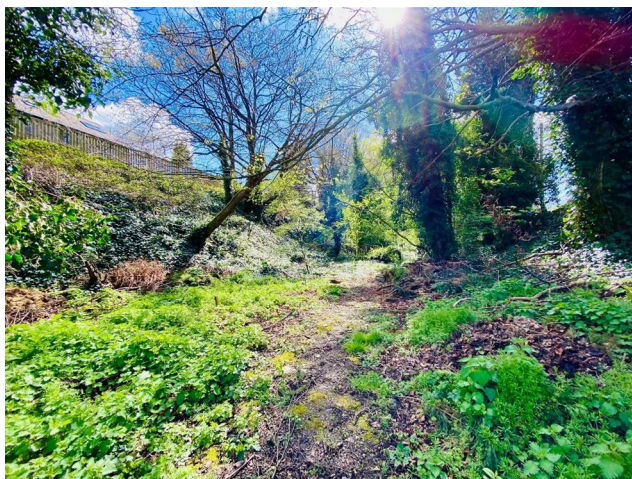
Externally the property boasts a mainly laid to lawn garden to the front aspect with paved patio area, providing a perfect space for enjoying your morning coffee whilst taking full advantage of the scenic countryside views. Finished with flower bed borders, fenced boundaries and gated access to the side aspect:

REAR GARDEN



To the rear, the property offers a south facing, elevated, flagged patio area which makes for the perfect space to entertain outdoors during the summer months. Steps lead to an extensive, laid to lawn garden with paved patio which is ideal for bistro dining with uninterrupted views to Castle Hill and finished with fenced boundaries. There is also a useful, stone built storage building and outdoor tap:

PRIVATE WOODLAND



Privately owned path which leads to own area of woodland:

ADDITIONAL INTERNAL PHOTOS



A selection of further internal photos:

ADDITIONAL EXTERNAL PHOTOS



A selection of further external photos:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the motorways, M1 and M62 and great schools in the immediate vicinity:

Local Schools: Rowley Lane Junior Infant & Nursery School, Hill View Academy, Almondbury High School, King James's School, Southgate School, Woodley School & College

Conveniently located with access to 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 Or lettings@admresidential.co.uk

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3359087

Council Tax Bands

The council Tax Banding is "D"

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

Tenure

This property is Freehold.

FURTHER INFORMATION

Please note: there is a right of way across the back of the neighbours land to the woodland.

Current energy supplier is E-on Energy.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0247-0208-2904-9209-3404>

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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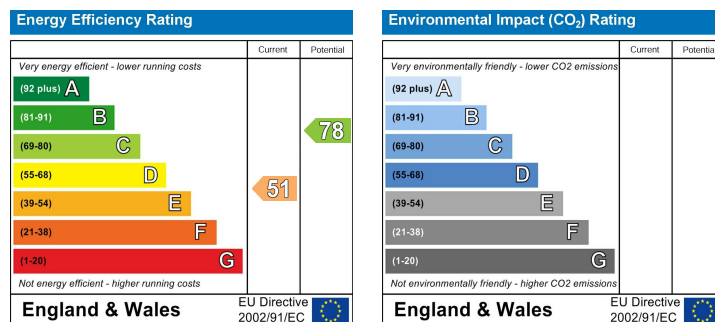
Please Note: Unauthorized reproduction prohibited.

Floor Plan



All measurements are approximate and for display purposes only

Energy Efficiency Graph



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