



RESIDENTIAL

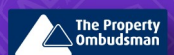
SALES | LETTINGS | PROPERTY MANAGEMENT



18 Vernon Avenue, Huddersfield, HD1 5QD Offers In The Region Of £157,000

Nestled within this charming area of Edgerton on Vernon Avenue, this delightful flat offers a perfect blend of comfort and convenience. Boasting a spacious reception room, two cosy bedrooms and a modern bathroom, this property is ideal for those seeking a tranquil living space. Step inside this 1930s/1950s gem to discover a newly fitted Wren kitchen, perfect for day to day living and entertaining guests. Convenience is key with permit parking available and a garage for extra storage or parking space. Whether you're looking for an investment opportunity or a cozy downsizing option, this ground floor flat ticks all the boxes. Don't miss out on this fantastic property with no chain attached. Embrace the ease of living in this lovely flat and make Vernon Avenue your new home. Call ADM Residential Estate Agents today arrange your viewing!

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

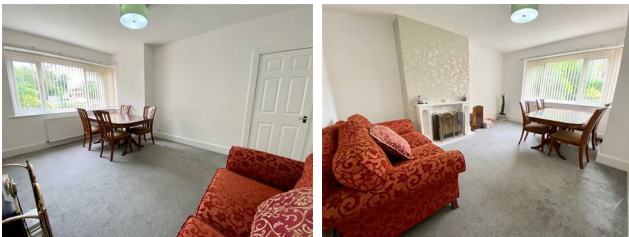
UPVC entrance door with twin double glazed glass panels leads to:

RECEPTION HALLWAY 13'3 x 3'3 (4.04m x 0.99m)



Entrance hallway with wall mounted gas central heated radiator and doors leading to all rooms:

LOUNGE 16'3 x 12'5 (4.95m x 3.78m)



Spacious, neutrally decorated lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a wood fire surround with display shelves, inset gas fire and marble effect back and hearth. Finished with T.V point, telephone point and wall mounted gas central heated radiator:

DINING KITCHEN 12'5 x 9'9 (3.78m x 2.97m)



Modern, newly fitted Wren dining kitchen with

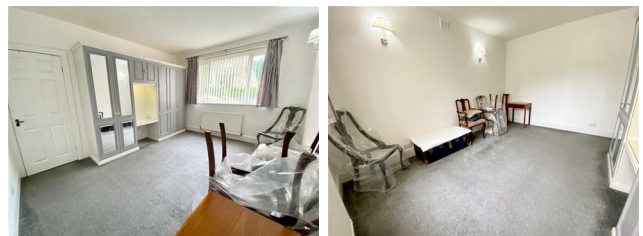
uPVC double glazed window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in White with brushed chrome effect fittings, laminate effect roll edged working surfaces incorporating a stainless steel sink unit with drainer and mixer tap. Integrated electric oven and separate induction hob with pull out extractor hood over. There is also an integral dishwasher, plumbing for an automatic washing machine and ample space for a fridge freezer with the combi-boiler being wall mounted. Finished with featured vertical wall mounted gas central heated radiator and tiled effect vinyl flooring:

HOUSE SHOWER ROOM 9'1 x 5'8 (2.77m x 1.73m)



Partly tiled house shower room with uPVC opaque double glazed window to the rear aspect. Featuring a four piece suite in white with chrome effect fittings, comprising of: double shower cubicle with electric shower over and glass sliding door, bidet, shell style hand wash pedestal basin and low level flush w/c. Finished with wall mounted vent, wall mounted gas central heated radiator and tiled effect vinyl flooring:

BEDROOM ONE 13'9 x 11'2 (4.19m x 3.40m)



Good sized bedroom with uPVC double glazed window overlooking the front garden. Featuring fitted wardrobes and built-in vanity unit to one wall. Finished with twin wall mounted lighting and wall mounted as central heated radiator:

BEDROOM TWO 12'8 x 11'3



Second good sized double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property offers a laid to lawn garden to the front aspect with mature shrubs and flower borders, stone wall boundary and flagged path with steps leading to the front door. There is also on street permit parking:

GARAGE & PERMIT PARKING



There is a garage with this property which is located across from Vernon Avenue on Norfolk Close with an annual lease cost of £107.78 per annum. The property also offers permit parking on street:

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: Huddersfield Grammar School & Nursery, Brambles Primary Academy, The Mount School, Woodley School & College, Royds Hall, A SHARE Academy

Conveniently located approximately 2.5 miles from junction 23 of the M62, close to Huddersfield town centre and Huddersfield University. 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

Tenure

This property is Leasehold at approx £3.00 per

annum.

Lease Start Date: 10/09/1939

Lease End Date: 25/03/2937

Lease Term: 999 years from 25 March 1938

Lease Term Remaining: 913 years

Council Tax Bands

The council Tax Banding is "B"

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

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3648704

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8304-3333-5329-4297-5253>

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

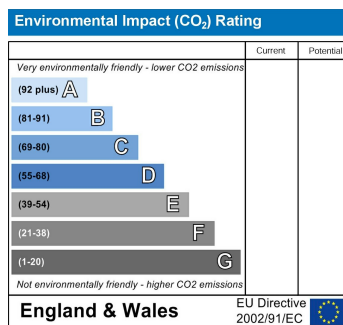
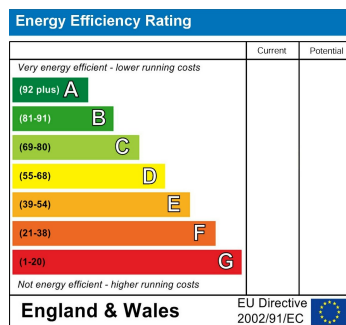
should make their own enquiries before proceeding to exchange of contracts.

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Energy Efficiency Graph



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