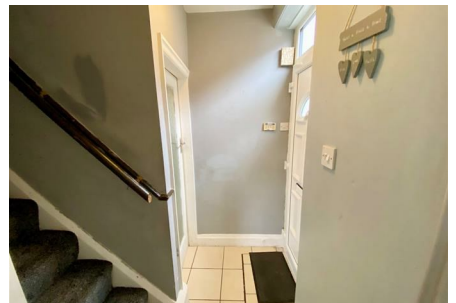




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



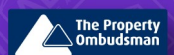
246 Newsome Road, Huddersfield, HD4 6NA

Asking Price £145,000

NEW TO THE MARKET* *OFFERED WITH A TENANT IN SITU Located in the popular residential area of Newsome Road in Huddersfield, this semi-detached two-bedroom house is full of potential. As you step inside, you are greeted by a spacious lounge and extended dining kitchen with sliding patio door leading to the rear patio garden. To the first floor are the two bedrooms and the house bathroom. This property boasts gardens to both the front and rear, providing an ideal outdoor space. Additionally, the detached garage offers convenience and extra storage space. This property is an ideal choice if you are considering a buy-to-let investment opportunity! Call ADM Residential today to arrange your viewing! ***VIEWINGS ARE BY APPOINTMENT ONLY* *VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC side entrance door leads to:

HALLWAY 5'8 x 2'7 (1.73m x 0.79m)



Entrance hallway with staircase rising to the first floor landing. Finished with wall mounted alarm panel, tiled flooring and doors leading to:

DINING KITCHEN 17'2 x 12'8 (5.23m x 3.86m)



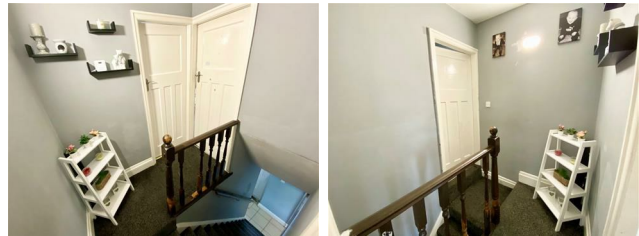
Spacious, extended dining kitchen with twin aspect uPVC double glazed windows to the side aspect and a uPVC double glazed sliding patio door leading to the rear garden. Featuring a matching range of base and wall mounted units including a built-in wine rack in high gloss White with chrome effect fittings, roll edged laminate working surfaces and contrasting tiled splashbacks with inset stainless steel unit, drainer and mixer tap. There is a cooker point, plumbing for a washing machine with ample space for a fridge freezer, dining table and chairs. Finished with a useful under stairs storage space, wall mounted double panelled gas central heated radiator and tiled flooring:

LOUNGE 12'9 x 12'6 (3.89m x 3.81m)



Well appointed, neutrally decorated lounge with uPVC double glazed bay window overlooking the front garden allowing an abundance of natural light to fill the room. Featuring a marble effect back and hearth with inset coal effect gas fire. Finished with coved ceiling, wall mounted wall lights to each alcove, wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

TO THE FIRST FLOOR LANDING



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

HOUSE BATHROOM 5'8 x 5'4 (1.73m x 1.63m)



Fully tiled house bathroom with uPVC opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over, hand wash vanity unit and incorporated low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome heated towel rail and wood effect vinyl flooring:

BEDROOM ONE 13'2 x 12'9 (4.01m x 3.89m)



Good sized primary bedroom with uPVC double glazed bay window overlooking the front aspect. Finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

BEDROOM TWO 8'5 x 6'6 (2.57m x 1.98m)



Second bedroom with uPVC double glazed window overlooking the rear garden. Featuring a useful built-in storage wardrobe and finished with a wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally the property boasts a lawned garden to the front aspect with a hardstanding path leading to the entrance side door, finished with mature hedge, stone wall and fenced boundary. To the rear aspect is a good sized, flagged patio garden with hardstanding path leading to the detached garage and finished with fenced boundary. There is also on street parking available:

DETACHED GARAGE



Detached garage with up and over door:

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: Hillside Primary School, Newsome Junior Academy, Newsome Academy, Castle Hill School, Moor End Academy

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

Council Tax Bands

The council Tax Banding is " "

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

Tenure

This property is Leasehold.

Lease Start Date: 02/03/1934

Lease End Date: 29/09/2931

Lease Term: 999 years from 29 September 1932

Lease Term Remaining: 907 years

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3809819

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8288-7328-4340-0485-5996>

OUR SERVICES

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

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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.

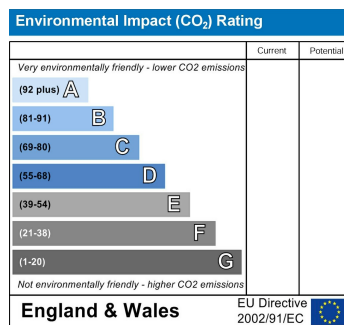
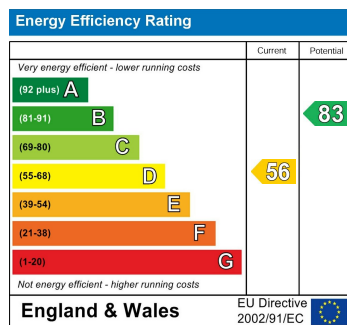
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Energy Efficiency Graph



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