



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 20 Alma Drive, Huddersfield, HD5 9EF

**Offers In The Region Of £159,995**

**\*SOLD\*** Welcome to Alma Drive in Huddersfield, this stone-built semi-detached house is situated in the popular residential location of Moldgreen. Boasting a modern dining kitchen and a spacious lounge, this property offers the perfect blend of contemporary living and space to enjoy it. With two good-sized bedrooms and a house bathroom, this home provides ample space for a small family or those looking for a home office. The extensive driveway and detached garage ensure that parking will never be an issue, accommodating up to four vehicles comfortably. This property is ideal for first-time buyers, as it presents a fantastic opportunity with no chain attached, making the buying process smooth and hassle-free. Don't miss out on the chance to make this charming semi-detached house your new home in the heart of Huddersfield! Contact ADM Residential on 01484 644555 to

arrange your viewing today!

**\*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 PORCH

UPVC porch with uPVC door leading to the rear garden and composite entrance side door leads to:

### DINING KITCHEN



Newly fitted, modern kitchen with twin aspect uPVC double glazed windows overlooking the rear garden. Featuring a matching range of base and wall mounted units in High Gloss Grey, marble effect working surfaces and matching splash backs with inset resin sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and feature extractor hood over, there is plumbing for an automatic washing machine and dishwasher with ample space for a fridge freezer, dining table and chairs. An additional feature to this dining kitchen is the charming fireplace with exposed stone lintel and hearth. Finished with alarm panel, wall mounted chrome heated towel rail and vinyl flooring. Door leading to:

### STORAGE CUPBOARD

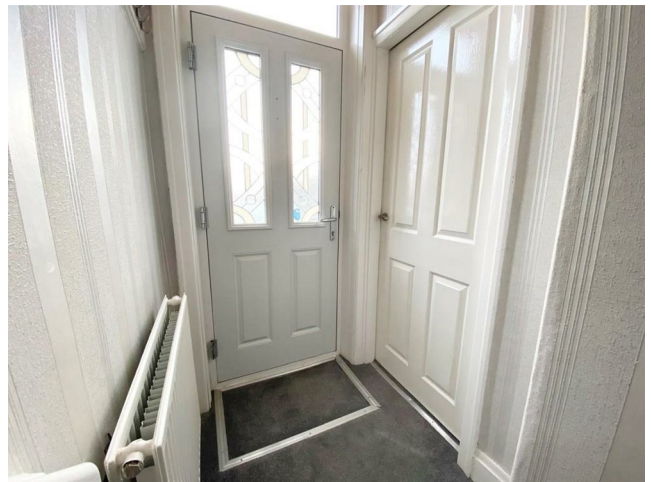
Useful storage cupboard:

### LOUNGE



Spacious lounge with uPVC bay window overlooking the front aspect. Featuring a wooden fire surround with wall mounted electric fire, marble effect back and hearth. Finished with coved ceiling, dado rail, T.V point and telephone point with wall mounted gas central heated radiator. Door leading to:

### LOBBY



Entrance lobby with composite door, wall mounted gas central heated radiator and staircase rising to the first floor landing:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC double glazed window overlooking the side aspect. There is access to the loft space via hatch and doors leading to all rooms:

## HOUSE BATHROOM



A partly tiled bathroom with uPVC opaque double glazed window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with electric shower over and glass splash screen, shell style hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and wood effect vinyl flooring:

## BEDROOM ONE



Spacious primary bedroom with uPVC double glazed window overlooking the rear garden. Featuring built-in corner wardrobes with sliding doors and finished with wall mounted gas central heated radiator:

## BEDROOM TWO



Second double bedroom with twin uPVC double

glazed windows overlooking the front aspect. Finished with wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property boasts a low maintenance, pebbled garden to the front with paved pathway and stone wall boundary. To the side aspect is an extensive driveway for space for three vehicles which leads to the detached garage. To the rear of the property is a private, paved patio garden with mature shrub borders and tree, an ideal space for planting your own flowers. There is also a second hardstanding area which leads to a useful garden shed. A perfect space for enjoying the summer months, finished with fenced boundary:

## DETACHED GARAGE

Detached garage with up and over door, power and light:

## 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: Moldgreen Community Primary School, Dalton School Junior Infant And Nursery, Netherhall Junior School, The Mount School, St Joseph's Catholic Primary School

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

### **Tenure**

This property is Leasehold.

### **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/5003-  
9364-6002-0029-8796](https://find-energy-certificate.service.gov.uk/energy-certificate/5003-9364-6002-0029-8796)

### **Key Facts For Buyers**

[https://sprift.com/dashboard/property-report/?  
access\\_report\\_id=3887777](https://sprift.com/dashboard/property-report/?access_report_id=3887777)

### **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**

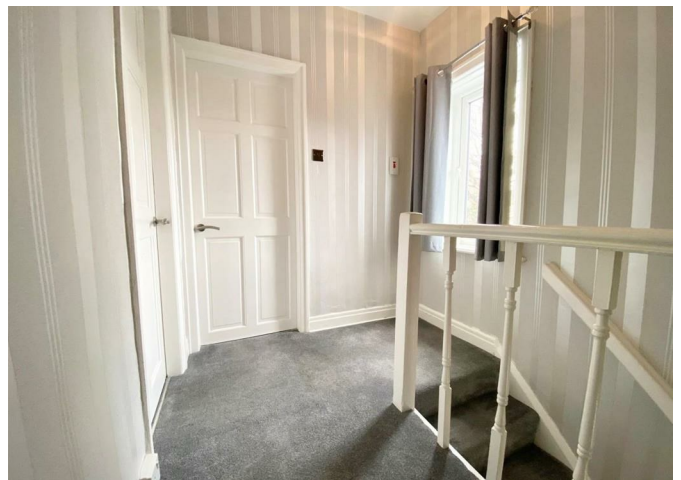
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of

way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

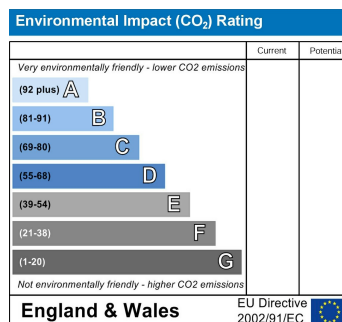
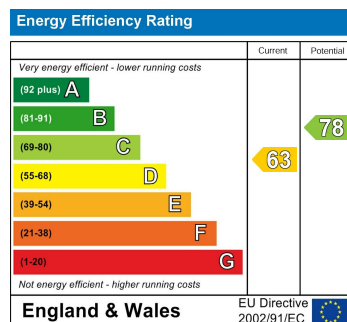
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## Energy Efficiency Graph



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