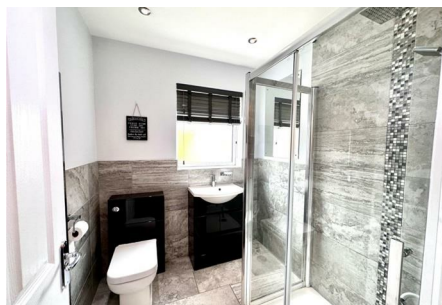
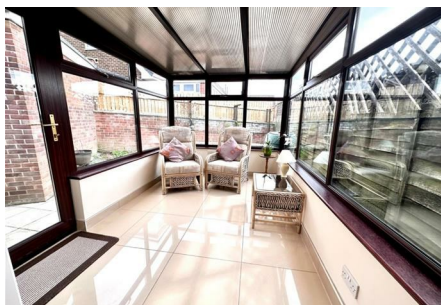




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 20 Southlands, Huddersfield, HD5 0JU

**Offers Over £255,000**

**\*UNDER OFFER\* \*SET ON A SIZEABLE CORNER PLOT\*** Situated in the popular residential area of Southlands, Kirkheaton, this stunning extended semi-detached bungalow is a true gem waiting to be discovered. Boasting two delightful bedrooms, with the potential for a third, this property offers a perfect blend of comfort and versatility. Step inside to find a newly fitted breakfast kitchen, ideal for whipping up delicious meals to be enjoyed in the separate dining room. The property's 807 sq ft layout provides ample space for both relaxation and entertainment, making it a wonderful place to call home. Situated on a corner plot, this bungalow features landscaped gardens that offer an ideal space for enjoying the summer months. With a garage and parking for two vehicles, convenience is at your doorstep. Dating back to the 1970s, this home exudes character and charm, providing a unique living experience for its new owners. Don't miss the opportunity to make this delightful detached bungalow your own and create lasting memories in this inviting space. Plus, with no chain, you could be moving in sooner than you think! Give ADM Residential a call to arrange your viewing today!

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## ENTRANCE DOOR



A Composite entrance door leading onto:

## HALLWAY



A welcoming reception hallway with uPVC door with obscure glass panel leading to the rear garden. Finished with wall mounted double panelled gas central heated radiator, a loft hatch and doors leading to:

## BEDROOM ONE 14'7" x 10'1" (4.46m x 3.09m)



A fantastic sized primary bedroom with uPVC double glazed window overlooking the front garden. Featuring full length built-in wardrobes to one wall and finished with wall mounted double panelled gas central heated radiator:

## BREAKFAST KITCHEN 13'7" x 6'6" (4.15m x 2m)



Newly fitted breakfast kitchen with uPVC double glazed window overlooking the front aspect. Featuring a matching range of Shaker-style base and wall mounted units in Grey with built-in breakfast bar and wine rack with chrome effect fittings, marble effect laminate working surfaces, complimentary tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and grill with separate induction hob and extractor hood over. There is plumbing for an automatic washing machine, dishwasher and space for a under counter fridge. Finished with inset ceiling spotlighting, wood effect laminate flooring and wall mounted double panelled gas central heated radiator. Door leading to:

### LOUNGE 15'7 x 11'7 (4.75m x 3.53m)



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 mahogany wood fire surround with inset electric fire, marble back and hearth. Finished with ceiling rose, decorative coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator. Door leading to:

### INNER LOBBY



Inner lobby with access to the loft via hatch and doors leading to all rooms:

### SHOWER ROOM 6'5 x 6'2 (1.96m x 1.88m)



A beautifully presented, partly tiled, modern shower room with uPVC opaque double glazed window to the side aspect. Featuring a three piece

suite in white with chrome effect fittings, comprises of: double walk-in shower cubicle with inset mosaic tiled feature, waterfall shower over, hand wash vanity basin and incorporated a matching low level flush w/c. Finished with built-in storage cupboards, inset ceiling spotlighting, a wall mounted chrome heated towel rail and complimentary tiled flooring:

### BEDROOM TWO 10'0" x 6'11" (3.07m x 2.13)



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

### DINING ROOM 11'5 x 8'3 (3.48m x 2.51m)



A well appointed dining room, which could also be used as a third bedroom, with built-in wardrobes to one wall and finished with wall mounted double panelled gas central heated radiator, leads onto the conservatory:



### CONSERVATORY 11'5 x 7'9 (3.48m x 2.36m)



A fantastic addition to this property is the spacious conservatory with uPVC double glazed windows and door leading out onto the rear garden. Finished with tiled flooring and wall mounted double panelled gas central heated radiator:

### EXTERNALLY



Externally the property boasts an extensive corner plot which enjoys lawned gardens to the front and side aspect with flower beds and borders, mature shrubs and tree. Paved path leads to the front and side aspect, with a hard standing driveway for up to two vehicles and a single detached garage/workshop. To the rear is a recently laid resin bound patio area and a second patio area which leads from the conservatory - both spaces are perfect for enjoying the summer months. Finished with fence and brick wall boundaries:

### DETACHED GARAGE AND DRIVEWAY



A single detached garage/workshop with power, light and recently fitted electric garage door. The garage also benefits from side door access leading from the patio area and security front and rear lighting:

### POSSIBLE ROOM TO EXTEND

Please note there is ample room to extend subject to the relevant planning permissions/consent:

### FURTHER INTERNAL PHOTOGRAPHS



Selection of further internal photographs:

### FURTHER EXTERNAL PHOTOGRAPHS



Selection of further external photographs:

### 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: Kirkheaton Primary School, St Thomas Primary School, North Huddersfield Trust School, Netherhall Learning Campus High School, Netherhall Junior 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- or our office mobile on Mobile Number

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9688-4091-6286-8256-0954>

### Council Tax Bands

The council Tax Banding is "C"

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

### **Tenure**

This property is Freehold.

### **Key Facts For Buyers**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3793328](https://sprift.com/dashboard/property-report/?access_report_id=3793328)

## **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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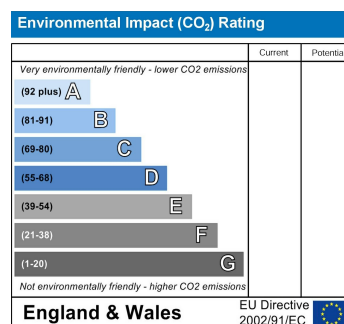
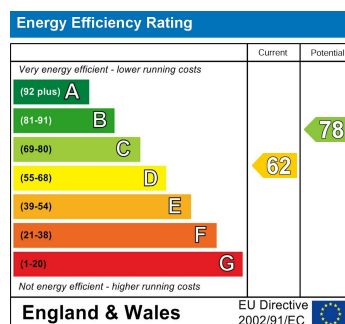
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## Energy Efficiency Graph



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