



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



2a Garden Street, Huddersfield, HD1 3RD

Offers Over £85,000

"OFFERED FOR SALE WITH TENANT IN SITU" *SET WITHIN THIS VERY POPULAR AREA OF LOCKWOOD* A very well appointed and recently decorated, "ONE" bedroom ground floor apartment with access to a parking space allocated to the rear. Ideally situated close to an array of local shops, well regarded schools, M62 motorways and excellent transport links to Huddersfield's town center. The property is perfect for a " F.T.BUYER OR INVESTMENT PURCHASE" The apartment boasts electric heating system and double glazing, accommodation briefly comprising of:- entrance hallway, a modern open plan lounge/kitchen with integral appliances, a double bedroom and a modern house bathroom. Externally communal area and parking space. Located close to the Huddersfield Town Centre, providing an excellent and convenient location. A viewing is highly recommended. Tel ADM Residential on for further details or to arrange a viewing today! *NOT TO BE MISSED*

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www.admresidential.co.uk



Communal Door/ Ground Floor



A communal entrance with staircase leading to the next floor: access to apartment on the ground floor:

Entrance Door



An entrance door leads to :

Hallway 7'4 x 6'6 (2.24m x 1.98m)

A reception hallway with useful storage cupboards, doors leading to:

Open Plan Living 24'4 11'4 (7.42m 3.45m)

Modern Open plan living/kitchen area with windows and french doors :

Lounge Area 15'4 x 11'3 (4.67m x 3.43m)



A modern lounge area with uPVC french doors onto the rear which looking onto the rear communal parking, Featuring wall mounted radiators, ample power points, door leads to:

Kitchen Area 10' x 9 (3.05m x 2.74m)



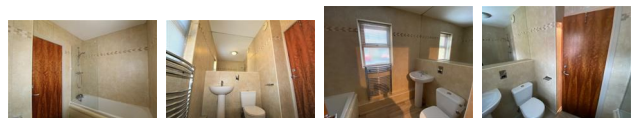
A modern fitted kitchen with uPVC windows to the front aspect, comprises of matching base and wall mounted units in Walnut with contrasting laminate effect roll edged working surfaces, chrome effect fixings, contrasting tile splash back, inset stainless steel sink unit with drainer and mixer tap. Integral fridge/freezer & washing machine, integral electric oven and hob with extractor hood over. Finished with laminated tiled effect flooring:

Bedroom 11'2 x 10'4 (3.40m x 3.15m)



A good size double bedroom with Upvc window to the rear aspect, wall mounted radiator:

Modern Bathroom 7'6 x 6'11 (2.29m x 2.11m)



A fully tiled house bathroom with UPVC window to the rear aspect, comprises of a modern three

piece bathroom suite in white with chrome effect fittings. Consists of paneled bath with shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated radiator and vinyl effect flooring:

Externally

Externally communal area which provides a allocated parking space to the rear:

Council Tax Bands

The council Tax Banding is "A "

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on Tel- this is for virtual viewing tours

Mobile Number

Email - lettings@admresidential.co.uk

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. 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.

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

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BUYERS FURTHER INFORMATION NEEDED

Good Morning,

We do hope you are well, Thank you for enquiring about the above property to buy with ADM Residential.

We are first obliged to as you the following questions in order for us to assist you further.

Can you please confirm the following information:

Have you your full title and home address as nothing was listed on the request.

- 1- Location looking to buy ?
- 2- Budget ?
- 3- Do You Require Finance Help?
- 4- Do you need solicitors quotes for conveyancing ?

Warmest Regards

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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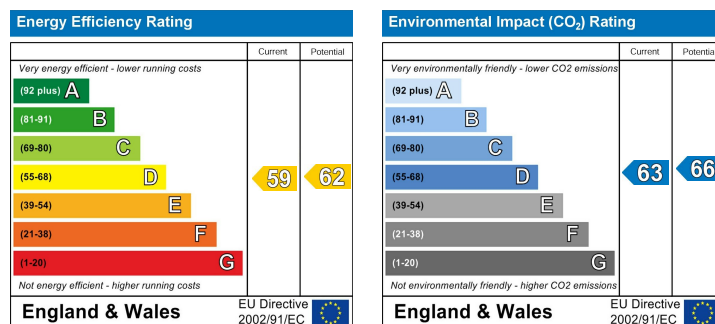
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MANAGEMENT CHARGES

It's management costs are £65 a month

Floor Plan

Energy Efficiency Graph



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