



**9 Mill View, Huddersfield
Offers Based On
£164,995**

ONE OF THE LARGEST THREE BEDROOM SEMI-DETACHED ON THIS DEVELOPMENT**READY TO MOVE INTO*
 Situated in this highly desirable location of Huddersfield. ADM Residential offer for sale this NEWLY BUILT, THREE BEDROOM, SEMI-DETACHED PROPERTY. Set in this popular residential area of Milnsbridge, being close to all local amenities, schools, eateries as well as being well situated for transport links to Huddersfield town centre. IDEALLY SUITED FOR FIRST TIME BUYERS OR SMALL FAMILY. This well presented property boasts gas central heating and double glazing with NHBC cover from 2012. The property comprises of:- reception hallway, modern spec kitchen and a large lounge with dining area having patio doors leading to the rear garden, also offering a separate cloakroom/w.c. To the first floor landing, three double bedrooms and a modern house bathroom with shower over bath. Externally there are two parking spaces to front elevation with further parking off street on this development. To the rear an enclosed, landscaped garden with patio area. We anticipate a high demand for this type of property and ask you contact the agent to arrange viewings today to avoid disappointment!
****VIEWINGS ARE HIGHLY RECOMMENDED****

9 Mill View, Huddersfield

ENTRANCE DOOR

Entrance uPVC door leading to:

RECEPTION HALLWAY

The entrance uPVC door leading to hallway, staircase leading to the first floor and a gas central heated radiator, door leading to:



MODERN KITCHEN 14'6 x 11'6 (4.42m x 3.51m)

This stunning, modern fully fitted kitchen with uPVC window to the front elevation. Featuring chrome effect fittings, comprises of a modern range of wall and base units in high gloss white with complementary working surfaces, inset stainless steel sink unit and drainer with mixer tap. Integral electric oven and a four ring gas hob with a stainless steel extractor hood over. Integral fridge freezer and integral washing machine, there is also housing for the combination boiler. Finished with matching laminated wood effect flooring, LED spotlighting and door leading to:



DINING AREA

Dining area, which is perfect for a dining table and chairs:



LOUNGE/DINING ROOM 20'3 x 19'6 (6.17m x 5.94m)

This is a larger than average, tastefully appointed, spacious lounge with dining area, boasting Upvc window to the rear aspect and uPVC patio doors which leads to the landscaped garden. Featuring a T.V point, telephone point and two gas central heated radiators, door leading to:





CLOAKROOM 5'7 x 3'9 (1.70m x 1.14m)

A well appointed downstairs cloakroom, incorporating pedestal hand wash basin with tiled splash back, low level flush w/c, extractor fan and gas central heated radiator:



TO THE FIRST FLOOR LANDING

To the first floor landing, useful storage cupboard, loft hatch with pull down ladder, doors giving access giving to all rooms:



MASTER BEDROOM 16'7 x 9'5 (5.05m x 2.87m)

A large double bedroom with twin uPVC windows to front elevation, bulkhead storage, gas central heated radiator:





BEDROOM TWO 16'7 x 8'5 (5.05m x 2.57m)

A second double bedroom has a uPVC doubled glazed window to rear elevation, and gas central heated radiator:



BEDROOM THREE 13'5 x 8'4 (4.09m x 2.54m)

A third double bedroom has a uPVC doubled glazed windows set to the rear elevation, wall lighting, ceiling creel, gas central heated radiator:



HOUSE BATHROOM 11'4 x 6'6 (3.45m x 1.98m)

Partly tiled house bathroom which has a frosted window to side elevation, Featuring chrome effect fittings and comprises of:- contemporary three piece suite which comprises of:- a panelled bath with chrome mains shower over and splash screen, hand wash pedestal and a low level flush w/c. Finished with a chrome heated towel rail, extractor vent and wood effect laminated flooring:



EXTERNALLY

Externally there are two allocated parking spaces to the front elevation, paved path, shrub borders with wood chippings. To the rear a private enclosed landscaped garden with a flagged patio, lawned area, flower beds and shrub borders, with hanging baskets and planters. There is also a shed set to the rear of the garden with a flagged area. Ideal for al fresco dining in the summer months:



COUNCIL TAX BAND "C"

Council Tax Band "C"

FURTHER INFORMATION

Lockwood and Slaithwaite railway stations are both conveniently situated within a few miles of the development, offering regular services to Huddersfield, Sheffield, Manchester Victoria and more. A range of popular schools are also close by, including Huddersfield Grammar School, which is just over a mile away.

(THERE IS A SMALL ANNUAL MAINTENANCE CHARGE TO MAINTAIN, REPAIR AND REPLACE PLANTERS AND BEDDING AT APPROX £153 FOR THE SMALL PARK ON MILL VIEW)

