



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 53 Prospect Road, Huddersfield, HD3 4UY

**Price Guide £135,000**

**\*UNDER OFFER\*** A REAR FACING TERRACED HOUSE ENJOYING A PLEASANT ASPECT AND PROVIDING AN IDEAL OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS SET WITHIN AN ESTABLISHED RESIDENTIAL AREA OF LONGWOOD CLOSE TO THE MOTORWAY NETWORKS. Situated in the ever popular residential area of Longwood in Huddersfield, ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and highly recommended school, the property boasting double glazing and gas central heating, the accommodation is arranged over four floors and offers loft space with Velux double glazed window. briefly comprising to the ground floor; entrance hall, spacious lounge, inner lobby with access to the lower floor; modern dining/kitchen, utility/store room and modern house bathroom. To the first floor two bedrooms and access to the further useful under stairs storage staircase rise s to the attic space with more storage space and velux widow. Externally there is a rear facing low maintenance garden, and a further pebbled area which was used to park a car, there is an out door shed. Telephone the agent today to arrange your viewing on 01484 644555! **\*NOT TO BE MISSED\*** **\*VACANT POSSESSION\*** **\*NO CHAIN\*** **\*POTENTIAL INCOME £625PCM\*** **\*VIRTUAL VIEWING ALSO AVAILABLE\***

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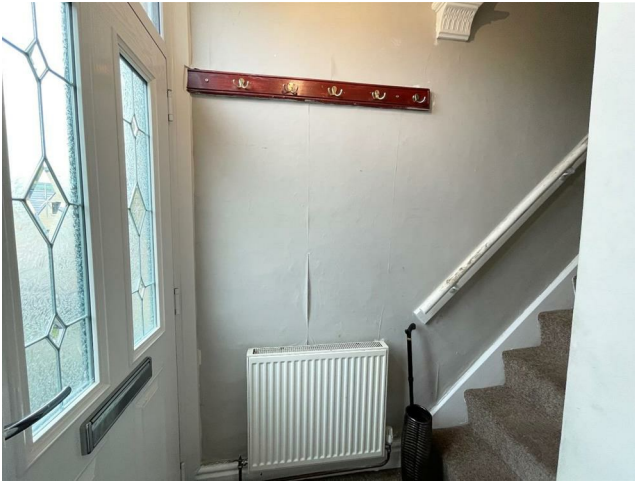




## COMPOSITE REAR DOOR

Recently fitted composite door leads to:

### HALLWAY



The entrance hallway has feature decorative arch, a stairs rises to the first floor landing, wall mounted gas central heating radiator, door opens into the living room:

### LOUNGE 15'6 x 14'1 (4.72m x 4.29m)



A modern well proportioned lounge, boasting recently fitted PVCu double glazed window which looks out across the garden and enjoys a pleasant aspect, featuring a modern fire surround with marble effect back and hearth, inset living flame gas fire, picture rail, a wall mounted gas central heating radiator, door leads to:

## ACCESS TO THE LOWER FLOOR



Access to the lower floor, useful shelving to one wall and a Upvc window:

### DINING KITCHEN 14'7 x 9'5 (4.45m x 2.87m)



A modern dining/kitchen with uPVC window to the rear aspect, Featuring a matching range of base and wall mounted units in Shake style Matt Grey, contrasting laminate effect working surfaces and matching splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, electric oven and four ring gas hob, stainless steel extractor hood over. Plumbing in situ for an automatic washing machine, space for fridge/freezer and wall mounted and a combi-boiler. Finished with ceiling lights, ample power points and tiled effect vinyl flooring:

**UTILITY ROOM 6'1 x 5'9 (1.85m x 1.75m)**



A very useful utility room offering ample space for a condenser dryer,

**HOUSE BATHROOM 11'5 x 5'5 (3.48m x 1.65m)**



Partly tiled, three piece house bathroom suite in white with Upvc opaque window to the rear elevation. Comprising of a panelled bath with electric fitted shower over, hand wash pedestal basin and low level flush w/c. Finished with extractor fan, chrome effect fittings and tiled flooring:

**TO THE FIRST FLOOR**



To the first floor landing with under stairs storage and further staircase leads to:

**BEDROOM ONE 15'8 x 11'3 (4.78m x 3.43m)**



A very good sized double bedroom with PVCu double glazed window looking out over the garden with far reaching views beyond, wall mounted gas central heating radiator: ( there is ample space to add a en-suite subject to requirement)



### BEDROOM TWO 9'5 x 7'5 (2.87m x 2.26m)



A second bedroom with Upvc window overlooking the rear aspect and onward views, wall mounted gas central heated radiator:

### TO THE SECOND FLOOR

To the second floor landing with useful storage and door leading to:

### EXTERNALLY



Gardens - A wrought iron hand gate gives access to steps which lead to the front door, to the side of the steps there is a lawned garden with planted trees and shrubs to the borders and steps leading down to a sitting area with a door leading into the kitchen.

### TO THE ATTIC FLOOR 11'1 x 10'1 (3.38m x 3.07m)



A useful attic space with velux window to the rear aspect taking full advantage of the onward views. Boasting neural deco, Finished with wall mounted gas central heated radiator:

### FURTHER PHOTOS

### ABOUT THE AREA

About the area are as follows:

#### Location

Longwood is a popular suburb to the west of Huddersfield town centre. There are a variety of local shops in the area Milnsbridge and Golcar. There are primary schools within the area, the Huddersfield and New college and Salendine school is situated just along New Hey Road. The area is great for commuters to Huddersfield, Manchester and Leeds with railway stations situated at Slaithwaite or Huddersfield town centre which is approximately 2.2 miles away.

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

Local schools are: Beech Early Years Infant and Junior School, S t John's Church o f England Voluntary Aided Junior and Infant School. Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School,

Wellhouse Junior and Infant 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](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2061-6160-2102-6711>

### **Tenure**

This property is Leasehold - £8 per annum, 999 year lease.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **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.

### **Council Tax Bands**

The council Tax Banding is " A"

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

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## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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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