



RESIDENTIAL

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23 Luton Street, Huddersfield, HD4 5UQ

Asking Price £170,000

A perfect purchase for the "F.T.BUYERS" with no upward chain, is this decent sized three bedroomed stone built inner town house with gardens to front and rear boasting off street parking space for one/ two cars. Ideally located in this popular area of Cowlersley with an array of amenities including well regarded schools, corner shops, easy access to the outskirts of Huddersfield, commuter links to Wakefield & Leeds. The property offers double glazing and gas central heating with accommodation comprising of:- hallway, lounge with a bay window, dining /kitchen, first floor landing leading to three bedrooms and a house bathroom. Externally, there is a driveway which provides off road parking to the front and a well sized low maintenance garden to the rear with further off road parking, An early viewing would prove vital to appreciate the potential this property has on offer. tel 01484644555.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR



Entrance composite dual coloured security door leading to:

HALL

Hallway with staircase leading to the first floor, wall mounted Gas central heated radiator door lead into.

LOUNGE 14'3 x 13'2 (4.27m'0.91m x 3.96m'0.61m)



A well-proportioned lounge with Bay window to the front elevation, featuring coal effect gas fire, coved ceiling, wall mounted lighting to both alcoves, T.V. Point and Tel point, finished with laminated wood effect flooring and gas central heated radiator, doors leading to:

DINING KITCHEN 16'1 x 10'7 (4.88m'0.30m x 3.05m'2.13m)



This is a family sized kitchen diner which is set to the rear elevation, having Upvc window's overlooking the rear aspect and a patio door leading to the decked patio. The kitchen comprises of a matching range of base and wall mounted units in cream with wood effect laminated working surfaces, contrasting tiled splash backs, stainless steel sink and drainer with mixer tap. A space for range master which is set into the Inglenook. Plumbing for a washing machine, space for a tumble dryer/dishwasher, space for fridge and freezer.(white goods can be negotiated) Finished with beam ceiling and vinyl flooring, Upvc patio doors provides access to rear garden. There is also a useful pantry cupboard located under the stairs for handy storage

TO THE FIRST FLOOR



To the first floor landing providing access to all rooms, balustrade and glass inset panel, access to the attic via loft hatch and pull down ladder:

HOUSE BATHROOM 6'1 x 5'4 (1.83m'0.30m x 1.52m'1.22m)



Fully tiled modern fitted bathroom with opaque Upvc window to rear elevation. Featuring a modern bathroom suite in white with chrome effect fittings, comprising of a panelled bath with shower mixer over and splash screen, hand wash pedestal and low level flush w/c, finished with vinyl flooring and chrome heated towel rail:

BEDROOM ONE 11'1 x 9'7 (3.35m'0.30m x 2.74m'2.13m)



A generous proportioned main double bedroom with Upvc window to rear elevation, neutral decor, gas central heated radiator, there are wardrobes units fitted to both alcoves.

BEDROOM TWO 11'3 x 9'7 (3.35m'0.91m x 2.74m'2.13m)



A second double bedroom with Upvc windows to the front aspect and gas central heated radiator:

BEDROOM THREE 7'9 x 6'9 (2.13m'2.74m x 1.83m'2.74m)



A third double bedroom with Upvc windows to the front aspect, bulk head storage, gas central heated radiator:

ATTIC AND STORAGE



A loft touch with pulldown ladder provides great access to this great space which could be used possibly for an office or Storage area, has velux window:

FURTHER PHOTOS



A selection of further photos:

EXTERNALLY



Externally, the property offer hardstanding frontage with off-road parking for one stroke two vehicles, to the rear and enclosed teared garden with decked patio, steps leading onto the lawn garden housing for outside shed and space for further off-road parking.

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: 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.

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 Or 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.

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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Council Tax Bands A

The council Tax Banding is "A "

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

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.

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We wanted you to know we offer a free quote for a home buyers survey with E-Surv we will arrange a call back from them as soon as possible to help you with the best options.

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Thank you, from the team at
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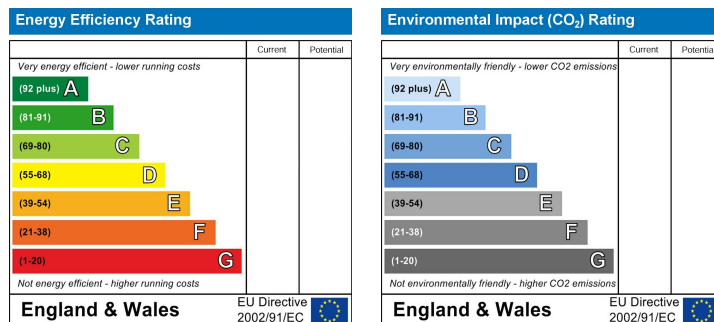
Tenure

This property is (LEASE HOLD OR FREE HOLD)
with years from the year

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.

Floor Plan

Energy Efficiency Graph



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