



RESIDENTIAL

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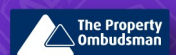
23 Grove Nook, Huddersfield, HD3 4UD

Price Guide £149,995

OFFERED FOR SALE BY ADM RESIDENTIAL * WOODLAND ASPECT & DRIVEWAY PARKING FOR TWO VEHICLES* This is an excellent starter home or family purchase is this three bedroomed town house property, being situated in a cul-de-sac within this popular residential area of Longwood. Enjoying convenient access to the M62 motorway network and being approximately three miles from Huddersfield town centre. Boasting gas central heating and double glazing. The accommodation briefly comprises of:- Entrance door leading to the hallway, well appointed lounge, spacious dining kitchen with patio doors leading out to the rear garden. To the first floor landing is a storage cupboard, access to three good sized bedrooms and house bathroom with modern three piece suite. Externally there is a shared driveway to the front aspect which provides off road parking for two vehicles, to the rear is a low maintenance patio garden. We feel early viewings are a must so not to miss out on this stunning home and the accommodation on offer. Please Tel the agent ADM RESIDENTIAL on 01484 644555 to book now! *VIRTUAL VIEWING PENDING*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE DOOR

Upvc entrance door leading to:

HALLWAY



Entrance hallway with staircase rising to the first floor landing, wall mounted gas central heated radiator and door leading to:

LOUNGE



A well appointed lounge with Upvc double glazed windows to the front aspect, featuring Pine wood effect fire surround with inset coal effect living flame gas fire, wall mounted LED lighting, T.V Point, Telephone point and useful under stairs storage cupboard. Finished with a wall mounted gas central heated radiator, wood effect laminate flooring and french doors opening onto the dining kitchen:

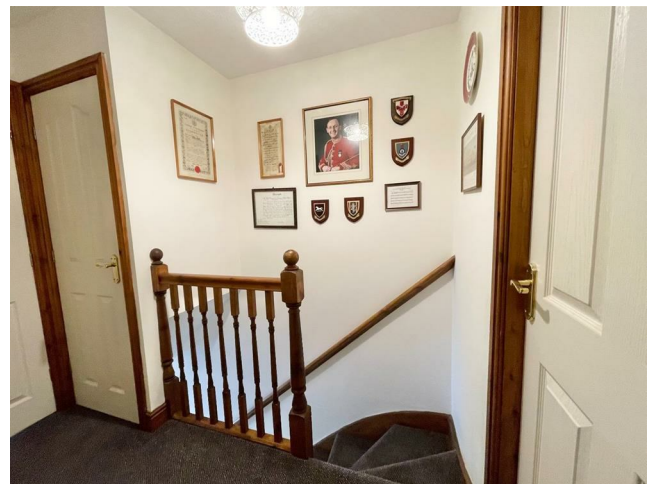
DINING KITCHEN



A spacious dining kitchen with Upvc double glazed

window overlooking the rear aspect with Upvc patio doors leading to the rear garden. Featuring a matching range of base and wall mounted units in Beech Wood effect with contrasting roll edged wood effect laminate working surfaces, complimentary tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and induction hob and extractor hood over. Plumbing for an automatic washing machine, space for a fridge/freezer and housing for a fully serviced combi-boiler. The kitchen also benefits from a wall mounted gas central heated radiator wood effect laminate flooring:

TO THE FIRST FLOOR LANDING



A staircase rises to the first floor landing with access to a useful storage cupboard, loft hatch being partly boarded and doors leading to:

HOUSE BATHROOM



A partly tiled modern fitted house bathroom with uPVC opaque double glazed window to the front elevation. Comprising of a three piece bathroom suite in white with chrome effect fittings, consisting of a panelled bath with mains fitted shower over bath and splash screen, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted gas central heated radiator, extractor fan and tiled effect vinyl flooring:

BEDROOM ONE



The main bedroom is set to the front aspect with uPVC double glazed windows overlooking the woodland, finished with fitted wardrobes to one wall, telephone point, wall mounted gas central heated radiator and laminate effect flooring:

BEDROOM TWO



Second double bedroom with a uPVC double glazed window to the rear aspect, finished with wall mounted gas central heated radiator:

BEDROOM THREE



The third bedroom is set to the rear aspect with uPVC double glazed window and wall mounted gas central heated radiator, there is also a bt point for internet access:

EXTERNALLY



Externally the property benefits from a low maintenance rear garden which is mainly flagged

garden, a raised decorative flagged area, a useful storage shed, fenced boundaries to this woodland aspect, Ideal space to chill out in the summer months or bistro dining. To the front a flagged stepped area with fenced section, shared double driveway for ample off street parking for two vehicles. There is a small section to the left hand side of the driveway which is currently used for planters, this belongs to number 23.

ABOUT THE AREA

About the area are as follows:

A delightful woodland setting with onward Mill view, Local schools are: Beech Early Years Infant and Junior School, St John's Church of 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.

Tenure

This property is FREEHOLD according to information obtained by the Vendor.

Council Tax Bands

The council Tax Banding is "B"

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

EPC LINK

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9196-2811-6003-9499-8771>

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.

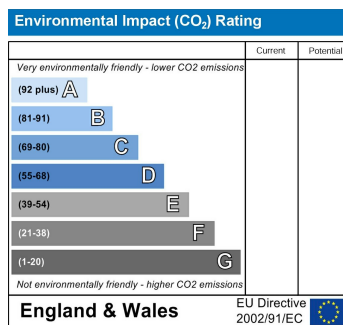
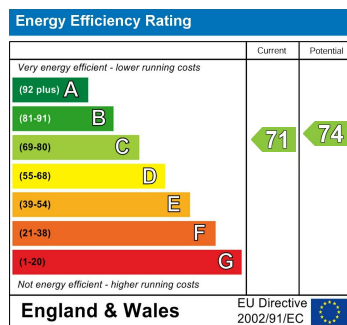
DISCLAIMER

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.



Energy Efficiency Graph



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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