



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



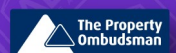
26 Union Street, Huddersfield, HD3 3EN

Offers In The Region Of £135,000

*Take full advantage of the stamp duty break" ** PRIME LOCATION LINDLEY** HRI on the doorstep, this a perfect BUY TO LET, or F.T.BUYER purchase, set within this prime location of Lindley, adjacent to the HRI, is this very attractive, tastefully decorated inner terrace property set within this much sought after location of Huddersfield. This delightful two double bedroom property is beautifully presented throughout and situated off the main flow of traffic on Union Street. Ideally positioned for easy access to all Lindley village amenities, local schools, bus routes and easy access to the M62 motorway networks. This is an excellent purchase for any First Time Buyers/Investors or a second purchase, boasting gas central heating, double glazing, briefly comprises of: Entrance hallway, spacious lounge, generous sized gallery breakfast kitchen. To the first floor landing: two double bedrooms and modern house bathroom, there is also access to a L-shaped large loft via pull down ladder. Externally boasting garden to front elevation with permit parking, to the rear a low maintenance flagged garden. Full internal inspection is highly recommended please call ADM Residential the selling agent today: *VIEW NOW ON A VIRTUAL VIEWING*

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ENTRANCE DOOR

Entrance uPVC door leading to:

HALLWAY



Entrance hall with staircase leading to the first floor, door leading to:

LOUNGE 14'6 x 12' (4.42m x 3.66m)



Good size lounge with uPVC window to front aspect which over looks the garden, featuring T.V. Point and wall mounted gas central heating radiator. Door leading to:

BREAKFAST KITCHEN 15'7 x 6'5 (4.75m x 1.96m)



Breakfast kitchen comprises of a matching range of base and wall mounted units with breakfast bar and finished with chrome effect fittings, complementary roll edge laminated working surfaces, tiled splash backs, inset set stainless steel sink unit with drainer and mixer tap. Plumbing for an automatic washing, cooker point, space for a fridge freezer, finished with wall mounted radiator, vinyl flooring and uPVC door leads to the rear garden:-

TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to:

**MODERN HOUSE BATHROOM 9'5 x 5'6
(2.87m x 1.68m)**



A partly tiled, three piece bathroom suite in white with Upvc Opaque window to rear aspect. Comprising of panelled bath with mains fitted shower over and curtain pole, hand wash basin and a low level flush w/c. Featuring chrome effect fittings finished with vinyl flooring, there is also a bulk-head storage cupboard, wall central headed radiator:

BEDROOM ONE 15'7 x 20'2 (4.75m x 6.15m)



A well appointed double bedroom with uPVC window to the front aspect, (matching wardrobes and draws which can be purchased separately) finished with a wall mounted gas central heated radiator:

BEDROOM TWO 15'1 x 6'6 (4.60m x 1.98m)



A second bedroom with uPVC window to the rear aspect with wall mounted gas central heated radiator and access to the loft space via a pull down ladder:

ACCESS TO A LOFT 18'5 x 17'5 (5.61m x 5.31m)



A useful L-shaped loft which has a velux window, under eaves storage, recess spot lightnings:

CELLAR ROOMS



Staircase descends to the lower floor which has two rooms one which has a uPVC window, there is also the fuse box and gas and electric meters :

EXTERNALLY



The property boasts flagged garden area to the rear with fenced boundary:

ABOUT THE AREA LINDLEY

With fantastic commuter links to the Motorway and great schools in the immediate vicinity. The property is located in one of Huddersfield's more prestigious locations, the vibrant Lindley Village which has a wide range of independent shops, restaurants and bars and some of the best schooling in the area. Huddersfield Town Centre is approximately 1.5 miles to the south east and can be reached with fantastic public transport links. Manchester City Centre is 28 miles to the south west and Leeds City Centre circa 20 miles to the north east. Rail and road communications are excellent, with swift access to the region's motorway network via junction 23 and 24 of the M62. Leeds/Bradford International Airport approximately 20 miles Manchester International Airport approximately 40 miles.

The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children.

Tenure

This property is freehold:

Further information

The combi- boiler was fitted 2017 with a 7 year cover:

RENTAL INFORMATION 2020

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

Professional tenants only need apply due to the mortgage stipulations:

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing: Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit required

You must pass all referencing to proceed with the tenancy.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on: Tel-01484 644555 or Mobile Number 07780446202 or Email - sales@admresidential.co.uk

Please note we also have a virtual viewing video which you can action here by clicking the link or asking for a copy:

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.

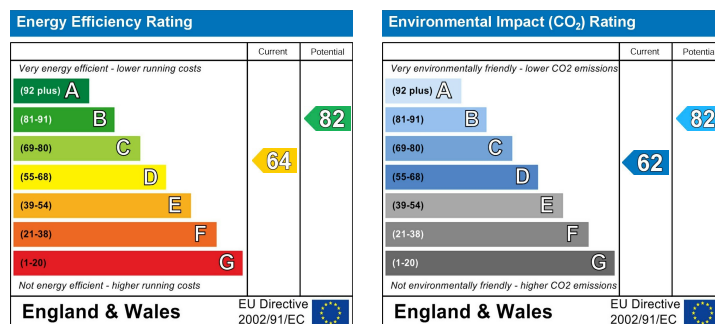
FURTHER PHOTOS



A selection of other photos

Floor Plan

Energy Efficiency Graph



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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.