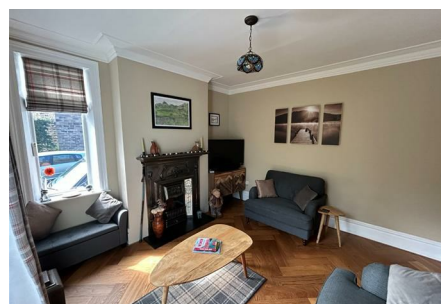




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



418 Leymoor Road, Huddersfield, HD7 4QF

£235,000

****SUPERBLY PRICED TO SELL IN THIS MUCH SOUGHT AFTER LOCATION OF GOLCAR**** Offered for sale is this truly delightful, very well presented, three bedroomed Semi- detached property. Offering some views of the countryside, utility and large cellar rooms, a detached garage and flagged patio garden. Having being well placed for all Golcar village amenities, school's, country walks and access to the M62 motorway networks. The property boasts, gas central heating, glazing, having spacious accommodation set over three floors, comprises of: Entrance door, reception hallway, breakfast kitchen/dining / snug with featured Inglenook fireplace as a focal point, rear lobby and access to the rear garden area, separate lounge with cast iron feature fireplace. Staircase giving access to the lower floor: with cellar rooms and utility room, To the first floor landing, three well sized bedrooms and traditional featured house bathroom. Externally offering detached garage access and paved patio, off street parking, and well stocked front garden. Ideally suitable for a variety of buyers, an early viewing is highly recommended to avoid disappointment. Please phone ADM RESIDENTIAL ON to arrange a viewing on this property now!

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



ENTRANCE DOOR



A beautiful original stained glass door, with stained glass skylight:

RECEPTION HALLWAY



A welcoming reception hallway with stunning original stain glass featured door, coved ceiling, dado rail, spindle staircase provided access to the first floor, finished with under floor heating, doors leading too,

LOUNGE



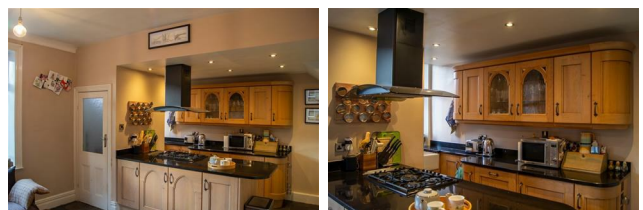
Tastefully appointed well sized lounge with featuring original stain glass window to the front aspect, original coving, featured cast iron fireplace with marble hearth, under floor heating, finished with solid wood flooring:

OPEN PLAN DINING



Modern open plan kitchen/dining/ Snug with Upvc windows to the side and rear aspects, perfect space for entertaining, features a Inglenook fireplace with wood burning stove, built in storage cupboards with draws to one alcove, finished with original wood flooring:

KITCHEN AREA



Beautifully finished shaker style fitted kitchen area with Upvc window to rear aspect. Featuring a matching range of base and wall display units in

Oak wood with satin chrome effect fittings, built in wine rack. Complimentary granite working surfaces with matching back trims, Incorporating a Belfast style sink with twin hot and cold taps. Integrated electric oven and a five ring gas hob with matching extractor hood over. Integral dishwasher and under counter fridge, Finished with ceiling spot lighting and tiled affect flooring:

DINING/SNUG



A dining snug area with feature Inglenook fireplace:

TO THE LOWER FLOOR

Stairs descending to the lower floor:

CELLAR ROOMS/UTILITY



A very useful cellar with additional storage / office space/ utility room, benefits electric points, wall mounted combi-boiler, a very useful utility room offers plumbing in situ for an automatic washing machine, space for a condenser dryer:

TO THE FIRST FLOOR LANDING



To the first floor landing, access hatch with loft ladder, dado rail, doors leading to:

HOUSE BATHROOM



A partly tiled, rustic styled house bathroom with a four piece, Victoria style suite in white with chrome fixings, comprising of a wood panelled bath with twin taps, set in shower cubical with mains fitted shower and sliding doors, hand wash pedestal basin and high level flush w/c with pull chain. Finished with a wall mounted featured radiator and tiled flooring:

PRIMARY BEDROOM

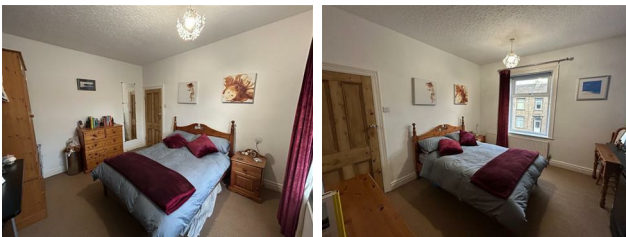


A Tastefully decorated double bedroom with Upvc windows to rear and side aspect with onward views, fitted storage cupboards to one alcove, ornamental fireplace, useful cloakroom.W/C, TV point, Internet access, and wall mounted gas central heating radiator:

EN-SUITE

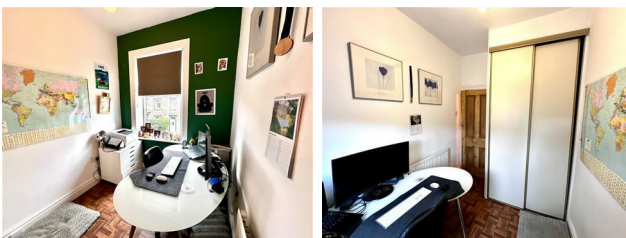
A welcome addition is this useful en-suite , consisting of a hand wash pedestal basin with tiled splash backs and low level w.c.

BEDROOM TWO



A second double bedroom with Upvc window to front elevation, ornamental fireplace, T. V point, and a wall mounted gas central heating radiator:

BEDROOM THREE/ OFFICE



A third bedroom/ office with a Upvc window to front elevation, fitted wardrobe, internet access point and gas central heating radiator:

EXTERNALLY



The property boasts well stocked garden to the front with mature shrubs and tree, gated access with steps leading to the front door. To the rear rear are well kept flagged patio with access to the detached garage boasting electric door, power and light.The property is finished with Yorkshire stone wall boundaries, low maintenance garden, pleasant seating area, perfect for relaxing in the summer months:

GARAGE



A detached garage with electric door, power and light:

EXTRA PHOTOS



Selection of extra photos

Tenure

This property is (FREE HOLD)

Council Tax Bands

The council Tax Banding is " C"

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

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.

About The Area GOLCAR

Ideal Purchase for a growing family looking to buy in the ever popular area of Golcar with great walks up to Bolster Moor and beyond. Its conveniently located for all shops in the village of Golcar, 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.

The Local Schools Are: St John's Church of England Voluntary Aided Junior and Infant School, Golcar Junior Infant and Nursery School, Crow Lane Primary and Foundation Stage School,, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School.

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 youtube 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.

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.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2131-5000-2890-0071>

A Selection Of Photos

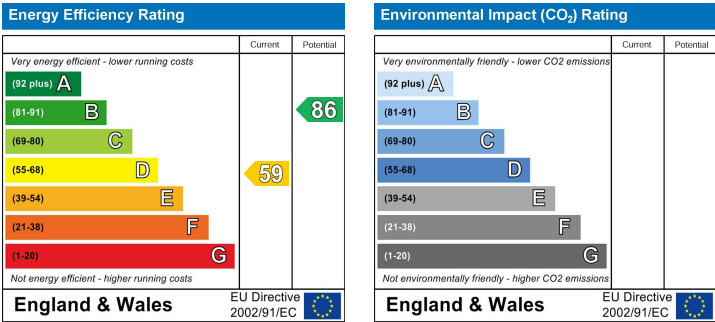


Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.

Energy Efficiency Graph



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