

**29 Marina Terrace, Huddersfield, HD7 4RA****Offers Over £170,000**

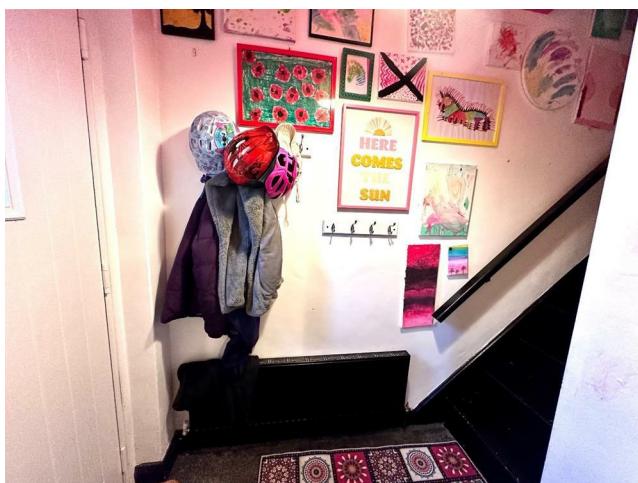
Offered *For Sale* by ADM Residential is this "FOUR" bedrooms, mid terraced property offering good sized family accommodation throughout being ideally suited for First Time Buyers or for a family home. Set in this popular residential location of Golcar, situated close to all village amenities, bus routes, and popular schools with easy access to the M62 networks and Huddersfield Town Centre. Boasting gas central heating and double glazing throughout, the property briefly comprises of: Entrance composite door leads to a hallway, well appointed lounge, spacious dining kitchen with useful utility cupboard and uPVC patio doors leading to the rear garden. To the first floor landing: access to the loft space, house bathroom and four good sized bedrooms. Externally there is a gravelled garden to the front aspect with paved driveway providing ample off road parking. To the rear is a mainly laid to lawn garden with large paved patio area. Internal viewing is highly recommended to appreciate this spacious and unique property! Call ADM Residential on 01484 644555 to arrange your viewing today!

ENTRANCE DOOR



Composite, dual colour entrance door with featured opaque glass panel leads to:

HALLWAY



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

LOUNGE 15'3 x 10'8 (4.65m x 3.25m)



Good sized lounge with uPVC double glazed

window overlooking the front aspect. Featuring a wall mounted, pebble effect electric fire and finished with T.V point, telephone point, wall mounted gas central heated radiator and wood effect laminate flooring. Door leading to:

DINING KITCHEN 18'5 x 12' (5.61m x 3.66m)

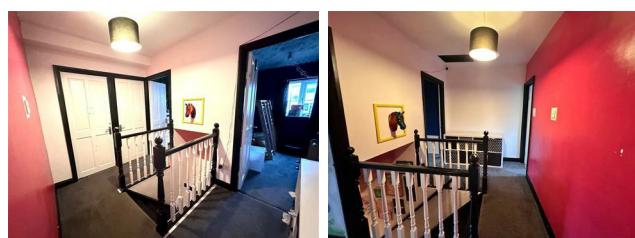


Spacious dining kitchen with uPVC window and patio doors leading out onto the rear garden. Featuring a matching range of base and wall mounted units in Beech wood effect with chrome effect fittings, laminate working surfaces with breakfast bar, contrasting tiled splashbacks and an inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and stainless steel extractor hood over. Additionally there is a wall mounted combi-boiler, ample space for a fridge freezer, dining table and chairs. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

UTILITY CUPBOARD

Useful utility cupboard which houses the fusebox and plumbing for an automatic washing machine:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via hatch and doors leading to all rooms:

HOUSE BATHROOM 9'48 x 5'36 (2.74m x 1.52m)



Partly tiled house bathroom with twin aspect uPVC double glazed opaque windows to the rear elevation. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled corner bath with hot and cold taps and electric shower over, hand wash shell-style pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, wall mounted double panelled gas central heated radiator and vinyl effect flooring:

BEDROOM ONE 13'5 x 9'6 (4.09m x 2.90m)



Primary double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM TWO 12'8 x 8'9 (3.86m x 2.67m)



Second double bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

BEDROOM THREE 12'7 x 7' (3.84m x 2.13m)



Third bedroom with uPVC double glazed window overlooking the front aspect. Featuring bulk-head storage cupboard and finished with wall mounted gas central heated radiator:

BEDROOM FOUR 10'4 x 6'9 (3.15m x 2.06m)



Fourth bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property offers a gravelled garden to the front aspect with off road parking via paved driveway finished with stone and fenced wall boundaries. A passageway leads to the enclosed rear garden with access provided by a wrought iron gate, benefitting from a paved patio area and laid to lawn garden - an ideal space for enjoying the summer months and bistro dining. Additionally, there is a useful storage shed, finished with hedged and fenced boundaries:

About The Area GOLCAR

Local schools in the Golcar area are as follows: 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

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

Tenure

This property is Freehold.

Council Tax Bands

The council Tax Banding is "A"
Please check the monthly amount on the Kirklees Council Tax Website.

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2671-0939-5171-1458-6110>

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.

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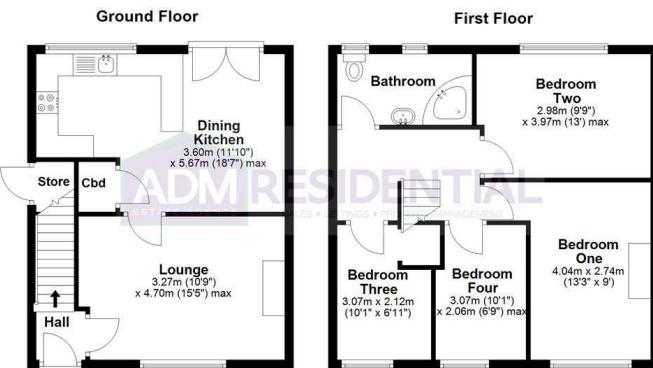
BOUNDARIES AND OWNERSHIPS

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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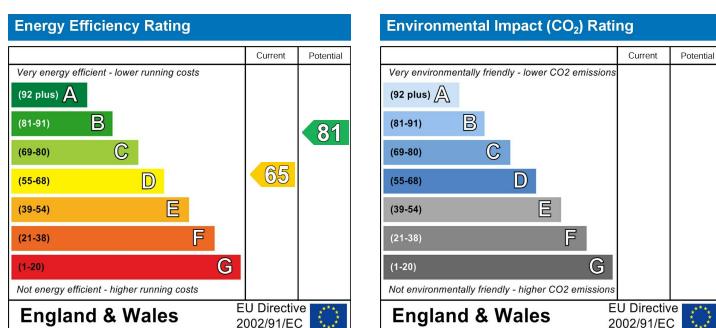
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Floor Plan



All Measurements are approximate and for display purposes only.
Plan produced using PlanUp.

Energy Efficiency Graph



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