



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 8 Swallow Lane, Golcar, Huddersfield, HD7 4LU

**£650**

**\*UNDER APPLICATION\* \*READY BEGINNING OF OCTOBER\* \*PRIME LOCATION OF GOLCAR VILLAGE\*\*\*OFFERED TO LET\*** this spacious three bedroom, inner terrace property with on street parking to the front aspect is perfect for a long term of short term let. Ideally located in this very popular village of Golcar, Huddersfield, central for all local village amenities, bus routes, Bolster Moor is a short distance away and close proximity to motorway network. The accommodation is set over two floors and boasts gas central heating and double glazing throughout, with newly fitted composite door, the accommodation briefly comprises of: entrance door leading the vestibule, a lounge, access to a cellar, kitchen set to the rear aspect. To the first floor landing, there are three good sized bedrooms and modern house shower room with double shower cubicle. Externally there is on street parking to the front. Please note NO Gardens, but there are some great walks in Golcar and Bolster Moor. \*Viewings are by appointment only so please contact the agent on 01484 644555\*

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## ENTRANCE DOOR/ LOBBY



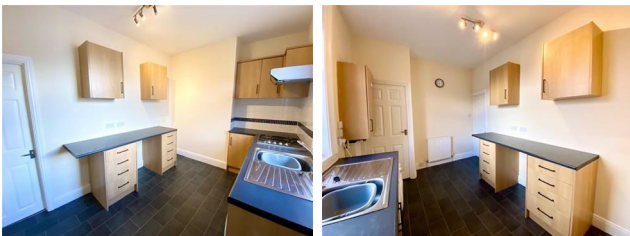
An entrance Upvc composite door leads to inner lobby, door leads to:

## LOUNGE 15'1 x 13'4 (4.60m x 4.06m)



A very spacious lounge with Upvc double glazed window to front aspect, recently decorated, featuring a fireplace with stone mantle, TV point, Telephone point, Finished with wall mounted gas central heating radiator, NEWLY FITTED carpets, Door leading to:

## KITCHEN AREA 11'1 x 8'5 (3.38m x 2.57m)



Good sized kitchen with Upvc double glazed window to the rear aspect. Featuring a range of base and wall mounted units in Beech Wood effect with contrasting roll edged laminate working surfaces and complimentary tiled splash backs. Inset stainless steel sink unit with drainer and mixer tap, integral electric oven and four ring gas hob. Space for fridge freezer and plumbing for automatic washing machine. Finished with wall mounted gas central heated radiator, tiled effect flooring and door leading to the rear aspect: "wall mounted combi-boiler"

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

## BEDROOM ONE 10'10 x 7'4 (3.30m x 2.24m)



A good sized bedroom having Upvc double glazed window to the front aspect over looking the village of Golcar, benefits from built in wardrobes with sliding doors and storage cupboards to one alcove, finished with wall mounted gas central heated radiator, and carpet flooring:

## BEDROOM TWO 10'8 x 7'4 (3.25m x 2.24m)



A second good sized double bedroom with Upvc double glazed window to the rear elevation, recently decorated finished with wall mounted gas central heated radiator and carpet flooring:

**BEDROOM THREE 7'9 x 7'4 (2.13m'2.74m x 2.13m'1.22m)**



A third bedroom/ office with Upvc double glazed window to the front aspect finished with wall mounted gas central heated radiator and carpet flooring:

**SHOWER ROOM 7'7 x 7'6 (2.31m x 2.29m)**



A partly tiled, modern house bathroom with Upvc opaque window to the rear aspect. Incorporating a three piece bathroom suite in white with chrome effect fittings. Comprises of: walk-in double shower unit with mains fitted shower and waterfall shower head, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and newly laid tiled effect flooring:

**EXTERNALLY**



Externally the property offers on street parking to the front and a path to the rear of the property leading to Swallow Lane: ( no gardens )

**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

- 1- The Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your full co-operation.
- 2- The property particulars do not constitute part or all of an offer or contract, you should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect the let.
- 3- The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these.

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/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.

### **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 - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

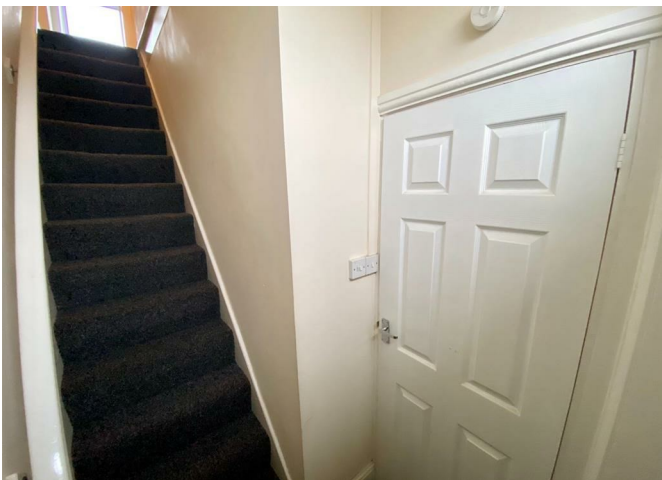
Please ask the agents for the detail.

### **Council Tax Bands**


The council Tax Banding is "A"


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

### **Rear Vestibule**



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### 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.

### 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.