



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 5 Mulberry Court, Huddersfield, HD7 4DN

**Offers Over £150,000**

**\*UNDEROFFER\* \*ATTENTION FIRST TIME BUYERS OR INVESTORS\*** ADM Residential are delighted to offer to market a **\*VERY WELL APPOINTED\*** **\*TWO\*** double bedroom, 'SEMI-DETACHED' property with a tarmac driveway providing ample off road parking and well maintained gardens. This is a perfect purchase for First Time Buyers as a starter home or an investment opportunity. The property is situated in this very popular area of Golcar, ideally positioned for easy access to all local amenities, bus routes and local schools. Boasting gas central heating system along with uPVC double glazing. The property comprises of:- Entrance vestibule leading to a spacious lounge, breakfast kitchen overlooking rear aspect and storage cupboard.

To the first floor landing: there are two double bedrooms and a modern house bathroom again with extra storage and access to an further loft storage. Externally the property offers laid to lawn garden to the front aspect with large tarmac driveway providing ample off road parking. To the rear is a private southerly facing lawned garden with decked area and storage shed. An internal inspection is highly recommended to appreciate the accommodation on offer! Tel ADM Residential today! **\*VIEWINGS BY APPOINTMENT ONLY\*** **\*VIRTUAL VIEWING AVAILABLE\***

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## ENTRANCE DOOR

A Upvc entrance double glazed door leads to:

## VESTIBULE

A welcoming vestibule with Upvc window to the front aspect, finished with wall mounted central heating radiator and door leading to:

## LOUNGE 14'6 X 12'11



Spacious lounge with uPVC windows to the front and side aspect, overlooking the front garden and offers a good deal of natural light which floods the room. Featuring an inset coal effect gas fire with Marble hearth. ( please note the gas is capped off) Finished with dado rail, T.V point, Telephone point and a wall mounted gas central heating radiator, spindle staircase rising to the first floor landing. Door leading to:

## BREAKFAST KITCHEN 12'5 x 9'7 (3.78m x 2.92m)



This breakfast kitchen is set to the rear aspect with uPVC window and double glazed door providing access to the rear garden. Featuring a matching range of base and wall mounted units in White with complimentary roll edged laminated working surfaces and matching tiled splash backs. Incorporating a ceramic sink unit with drainer and mixer tap, integral electric oven with a four ring gas hob and extractor hood over. There is plumbing available for a washing machine and space for a fridge freezer with access to a useful under stairs storage cupboard and a breakfast bar. Finished

with wall mounted gas central heating radiator and tiled effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



A spindle staircase rises to the first floor landing. Finished with dado rail, access to a useful loft via hatch and doors leading to:

## LOFT

Access to a loft hatch via a pull down ladder, partly boarded ideal for further storage:

## BEDROOM ONE 12'3 x 10'4 (3.73m x 3.15m)



A well presented, double bedroom with uPVC window to the front aspect with ample space for wardrobes. Finished with wall mounted gas central heating radiator:

## BEDROOM TWO 12'7 x 6'7 (3.84m x 2.01m)



Second double bedroom currently used as an office with uPVC double glazed window to the rear aspect. Finished with a useful storage cupboard and a wall mounted gas central heating radiator:

## HOUSE BATHROOM 9'6 x 4'9 (2.90m x 1.45m)



A partly tiled, modern house bathroom with uPVC opaque window to the side aspect, featuring a three piece bathroom suite in white with chrome effect fittings. Comprising of: panelled bath with electric shower over and splash screen, hand wash pedestal basin and a low level flush w/c. Finished with useful storage cupboard, extractor fan and wall mounted gas central heating radiator:

## EXTERNALLY



Externally boasting laid to lawn garden to front aspect and large, tarmac driveway providing ample off road parking for two vehicles. To the rear, there is a decked section with a further laid to lawn garden and mature shrubs, fenced boundaries and an out door shed. An ideal space for bistro dining and taking full advantage of the summer months:

## FURTHER PHOTOGRAPHS



Further Photos:

## 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

## Council Tax Bands

The council Tax Banding is "B"

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

## Tenure

This property is Leasehold TBA 125 years lease started in 1998

## 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.

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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### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9732-6925-8000-0770-3222>



### 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		
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