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14 Falconers Ride, Huddersfield, HD4 7LJ

Offers Over £350,000

SSTC *BEAUTIFULLY PRESENTED, EXTENSIVE DETACHED BUNGALOW* *TWO DOUBLE BEDROOMS* ADM Residential are pleased to welcome to market this beautifully presented, two double bedroomed, detached bungalow with security alarm system. The property boasts well maintained gardens both at the front and rear, providing ideal outdoor space to enjoy the summer months. Situated in the sought after location of Netherton, the property has good transport links with access to the M62 motorway networks and is within close proximity of good local schools and local amenities. The property boasts gas central heating and double glazing throughout, briefly comprising of: entrance composite door, welcoming reception hallway with storage, two double bedrooms with one bedroom benefitting from access to the large conservatory, modern shower room, spacious lounge and modern, family sized breakfast dining kitchen leading out to a fantastic conservatory. The dining area was previously the third bedroom. Externally the property offers ample off road parking to the front aspect via a resin bound driveway which leads to a single integral garage along with a laid to lawn garden. To the rear is an enclosed, extensive laid to lawn garden with resin bound patio area and greenhouse. An internal viewing is strongly recommended to appreciate the accommodation on offer! We anticipate a high volume of interest for this property so contact ADM Residential today to arrange your viewing on !

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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The Property Ombudsman

ENTRANCE DOOR



UPVC side entrance, dual coloured composite door with twin feature glass panels, leads to:

RECEPTION HALLWAY 13'53 x 5'43 (3.96m x 1.52m)



A welcoming, L-shaped entrance hallway with a useful, built in storage cupboard and access to a loft via pull down ladders. Finished with coved ceiling, security alarm panel, wall mounted gas central heated radiator and doors leading to all rooms:

BREAKFAST DINING KITCHEN 20'5 x 11'18 (6.22m x 3.35m)





Well appointed, modern dining kitchen with uPVC windows overlooking the front aspect and overlooking the rear garden with patio doors leading to the conservatory. Featuring a matching range of base and wall mounted units and breakfast bar in gloss white with chrome effect fittings, laminate working surfaces, matching tiled splash backs and inset stainless steel 1 and 1/2 bowl sink unit with drainer and mixer tap. Integral double oven and grill, separate electric induction hob with stainless steel extractor hood over. Additionally, there is integrated under counter fridge and freezer with plumbing for an automatic washing machine. Finished with under unit LED spotlights, wall mounted gas central heated feature radiator and Karndean flooring. Door provides separate access to the garage:

DINING AREA



Dining area with patio doors leading out into the conservatory offering ample space for a dining table and chairs. Finished with wall mounted gas central heated feature radiator and Karndean flooring:

CONSERVATORY 15'16 x 10'33 (4.57m x 3.05m)




A fantastic addition to this property is the spacious conservatory set to the rear aspect with uPVC double glazed windows overlooking the rear garden. Featuring exposed stone wall, twin wall mounted lighting, twin wall mounted gas central heated feature radiators as well as a low level electric heater. Finished with uPVC double glazed patio doors leading out onto the patio garden:

BEDROOM ONE 11'48 x 8'67 (3.35m x 2.44m)



Primary double bedroom with uPVC sliding doors leading out into the conservatory offering an abundance of natural light. Featuring built-in wardrobes and storage cupboards to one wall, finished with coved ceiling and wall mounted gas central heated radiator

HOUSE SHOWER ROOM 7'26 x 5'38 (2.13m x 1.52m)



Modern shower room with uPVC double glazed opaque window to the side aspect, featuring a three piece suite in white with chrome effect fittings. Comprising of: double walk-in shower unit with mains fitted waterfall shower over and glass splash screen, hand wash vanity sink basin with incorporated low level flush w/c. Finished with panelled ceiling, extractor fan, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM TWO 13'77 x 8'68 (3.96m x 2.44m)




Second double bedroom with uPVC double glazed window overlooking the front garden. Featuring built-in corner wardrobe with mirrored doors, finished with coved ceiling and wall mounted gas central heated radiator:

LOUNGE 14'73 x 11'4 (4.27m x 3.45m)




Spacious lounge with uPVC double glazed window overlooking the front and butterfly bay window overlooking the side aspect, allowing abundance of natural light to fill the room. Featuring a marble effect fire surround with inset pebble effect gas fire with marble effect back and hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator:

EXTERNALLY




Externally the property boasts a well maintained laid to lawn garden to the front aspect with flower borders, additionally there is an extensive resin bound driveway leading to the integral garage offering ample off road parking for multiple vehicles. Side passageway provides access to the southerly facing rear garden boasting a fantastic sized laid to lawn area, flower borders with mature shrubs and trees as well as a resin bound patio area with built-in canopy - ideal for entertaining outdoors during the summer months. Additionally, there is also a built-in greenhouse which would be perfect for any keen gardener. Finished with separate access into the integral garage and fenced boundaries:

GARAGE 17'8 x 9'98 (5.38m x 2.74m)



Integral garage with electric roller door, power and light with access to the fusebox and wall mounted double panelled gas central heated radiator:

ADDITIONAL INTERNAL PHOTOGRAPHS





A selection of further internal photographs:

ADDITIONAL EXTERNAL PHOTOGRAPHS




A selection of further external photographs:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: South Crosland C Of E Junior School, Netherton Infant and Nursery School, Castle Hill School, Newsome Academy, Hillside Primary School

Conveniently located 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.

ABOUT THE VIEWINGS

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

Council Tax Bands

The council Tax Banding is "D"
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.

Tenure

This property is Freehold.

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/2969-3770-9161-2916-4065

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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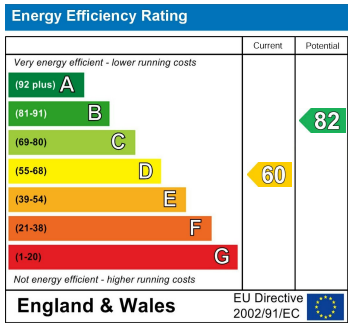


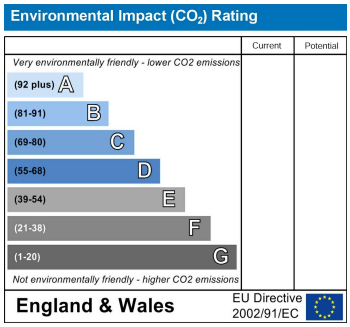






Energy Efficiency Graph





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