



RESIDENTIAL

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37 Mulberry Court, Huddersfield, HD7 4DN

Best Offers Over £155,000

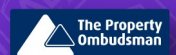
ADM Residential are pleased to offer to market *A READY TO MOVE INTO CONDITION* very well appointed, modern "TWO" double bedroom, semi-detached property with a single detached garage and well appointed gardens. A perfect purchase for First Time Buyers or an investment opportunity.

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 and security alarm system. The property comprises of:- Entrance vestibule leading to tastefully decorated lounge, a modern dining kitchen overlooking rear aspect and storage cupboard. To the first floor landing: there are two double bedrooms and a recently fitted, modern house bathroom. Externally the property offers laid to lawn garden to the front aspect with large tarmac driveway providing ample off road parking for 3/4 vehicles leading to a single, detached garage. To the rear is a private lawned garden with flagged patio area. An internal inspection is highly recommended to appreciate the accommodation on offer! Tel ADM Residential today! *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE DOOR

A Upvc entrance double glazed door leads to:

VESTIBULE



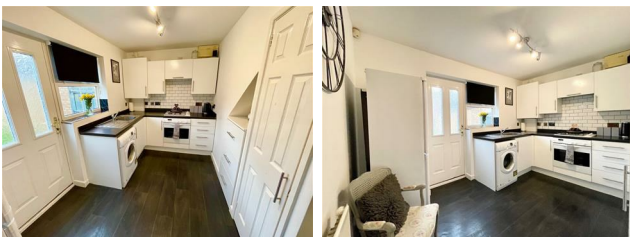
A welcoming vestibule with Upvc window to the front aspect and security alarm panel, finished with wall mounted central heating radiator, tiled effect flooring and door leading to:

LOUNGE 17'3 x 12'1 (5.26m x 3.68m)



Tastefully decorated, spacious lounge with uPVC windows to the front and side aspect which over looking the front garden and driveway. Featuring a T.V point, telephone point and finished with a wall mounted gas central heating radiator with staircase rising to the first floor landing and door leading to:

DINING KITCHEN 12' x 9'10 (3.66m x 3.00m)



A recently fitted dining kitchen 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 High Gloss White with satin chrome effect fittings, contrasting roll edged laminated working surfaces

and matching tiled splash back. Incorporating a stainless steel sink unit with drainer and mixer tap, integral electric oven with a four ring gas hob and pull out 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. Finished with wall mounted gas central heating radiator and vinyl effect flooring:

TO THE FIRST FLOOR LANDING



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

BEDROOM ONE 12'2 x 8'5 (3.71m x 2.57m)



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

BEDROOM TWO 12'2 x 7' (3.71m x 2.13m)



Second double bedroom 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' x 4'11 (2.74m x 1.50m)



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

EXTERNALLY



Externally boasting laid to lawn garden to front aspect and large, tarmac driveway providing ample off road parking leading to a single detached garage with security light. To the rear, there is a flagged patio area with a further laid to lawn garden, fenced boundaries and gated access to the

side. An ideal space for bistro dining and taking full advantage of the summer months:

GARAGE



A single, detached garage with up and over door and outside security light, side door power and light:

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 Freehold.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8303-7728-5320-9390-1972>

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 youtub link.

Please ask the agents for the detail.

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.

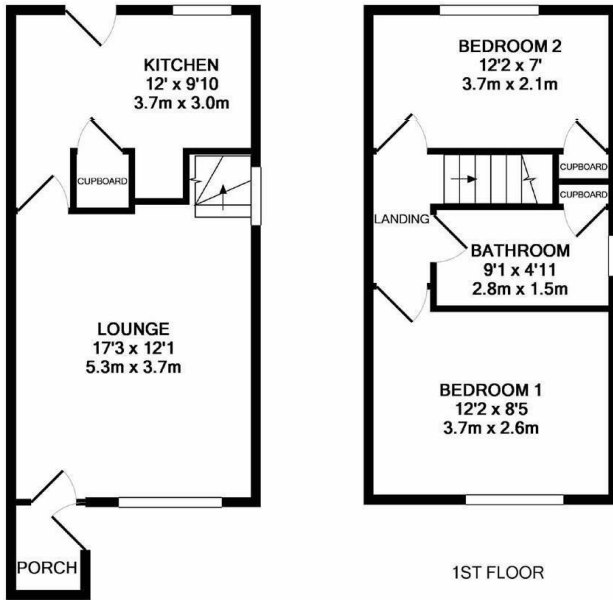
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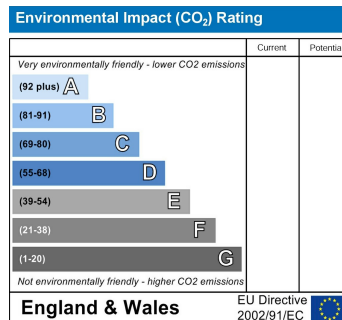
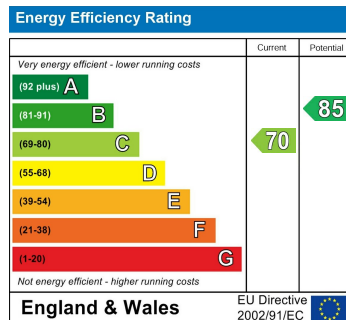
Floor Plan



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Graph



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