



RESIDENTIAL

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11 Century View, Huddersfield, HD7 4FB Offers Over £212,000

Situated on this popular Jones home development in Golcar, Huddersfield being set back from the main flow of traffic. This ***THREE BEDROOM* *SEMI-DETACHED RESIDENCE*** offers well proportioned, family sized accommodation which benefits from a gas central heating system, uPVC double glazing and security alarm. The property is located within this highly popular residential area of Golcar, being close to the village centre with local shops, highly regarded schools and is accessible for J23 and J24 of the M62 motorway linking East Lancashire to West Yorkshire. The property briefly comprises of: entrance composite door leads to the inner reception hallway with a useful downstairs cloaks room, a spacious lounge set to the front aspect and a modern fitted dining kitchen with useful under stairs storage and patio doors opening out onto an enclosed rear garden. To the first floor landing there are three good sized bedrooms and a contemporary house bathroom. Externally there are two parking spaces directly in front of the property with a laid to lawn garden set to the rear. Viewings are highly encouraged to appreciate the stunning property on offer! Call ADM Residential to arrange your viewing today! ***VIEWINGS BY APPOINTMENT ONLY* *PLEASE NOTE THIS PROPERTY IS LISTED AT 80% OF THE MARKET VALUE PRICE - 20% DISCOUNT UNDER SECTION 106 AFFORDABLE HOUSING CRITERIA***

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ENTRANCE COMPOSITE DOOR

A dual coloured composite door with twin frosted double glazed panels leads to:

RECEPTION HALLWAY



Reception hallway with wall mounted gas central heating radiator and wood effect laminate flooring. Doors lead to the lounge and a separate downstairs w/c:

DOWNSTAIRS W/C



A useful downstairs cloaks room with an opaque uPVC double glazed window to the front aspect, comprises of a white suite consisting of:- corner hand wash basin with chrome monobloc tap and tiled splashback and a low level flush w/c. Finished with wall mounted alarm panel, double panelled gas central heated radiator and tiled flooring:

LOUNGE 15'1 x 14'8 (4.60m x 4.47m)



A very well proportioned and beautifully presented lounge which is situated to the front of the property with a uPVC double glazed window providing plenty of natural light. Featuring a T.V point, telephone point and internet access point. Finished with a wall mounted double panelled gas central heating radiator, wood effect laminate flooring and a spindle staircase rises to the first floor landing. Door leads into the dining kitchen:

OPEN PLAN DINING KITCHEN 15'1 x 9'5 (4.60m x 2.87m)



A spacious open plan dining kitchen with uPVC double glazed window and double glazed patio doors allowing plenty of natural light to fill the room. Offering ample space for a dining table and chairs as well as a useful under stairs storage cupboard. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

MODERN KITCHEN



This modern fitted kitchen features base and wall mounted units in High Gloss Grey with chrome effect fixings, incorporating under unit LED

lighting, laminate working surfaces with inset stainless steel sink unit with drainer and mixer tap. Integrated appliances include: fridge freezer, dishwasher, automatic washing machine, electric oven and four ring gas hob with stainless steel extractor hood over. Finished with a wall mounted gas central heated radiator and wood effect laminate flooring:

TO THE FIRST FLOOR LANDING



To the first floor L-shaped landing offering a useful storage cupboard over the bulkhead, wall mounted double panelled gas central heated radiator and doors providing access to the following rooms:

HOUSE BATHROOM



A contemporary, fully tiled house bathroom with opaque uPVC double glazed window to the rear aspect, consisting of a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted shower over and glass shower screen, hand wash pedestal basin with mixer tap and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and tiled flooring:

BEDROOM ONE 12'7 x 8'8 (3.84m x 2.64m)



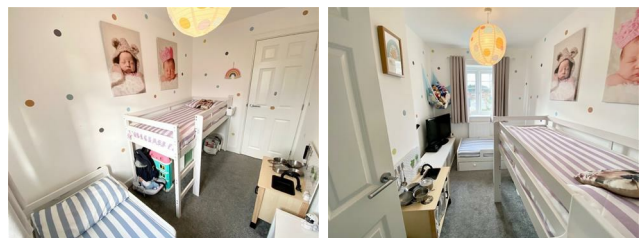
A good sized double room with uPVC double glazed window overlooking the front aspect. Featuring ample power points and finished with a wall mounted double panelled gas central heating radiator:

BEDROOM TWO 11'7 x 8'8 (3.53m x 2.64m)



A second double bedroom with uPVC double glazed window looking out over the rear garden. Finished with wall mounted gas central heated radiator:

BEDROOM THREE 9'11 x 6'10 (3.02m x 2.08m)



Third bedroom set to the front aspect with uPVC double glazed window. Finished with wall mounted double panelled gas central heated radiator:

EXTERNALLY



To the front of the property there is a flagged pathway leading to the front door, the pathway continues across the front of the property, then down the right hand side where there is a gate giving access to the rear. The rear garden is bordered by timber fencing and offers a laid to lawn garden making it a space full of potential for enjoying the summer months. There is also water, power and security light:

OFF ROAD PARKING

To the front of the property there is off road parking for up to two vehicles in front of the property:

FURTHER PHOTOGRAPHS



A selection of further photographs:

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

ABOUT THE AREA - GOLCAR

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

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

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.

IMPORTANT INFORMATION FOR POTENTIAL BUYERS

Please note this property is under a Section 106 Affordable Housing. The property was valued at the higher price of £265,000 and the listed price reflects the 20% discount for first time buyers only, however purchasers would still own 100% of the property. To meet the criteria for the discount, first time buyers must be aged between 23 and 40, with a gross household income of less than £80,000 a year. They can also qualify by being a member or former member of the Armed Forces who was injured in service or the partner of a member of the Armed Forces who died in service. You will be required to use our broker to be financially qualified on this purchase.

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=4016401

Council Tax Band

The council Tax Banding is "C"

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

Tenure

This property is Freehold.

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/0766-3899-7626-2220-1675>

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.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

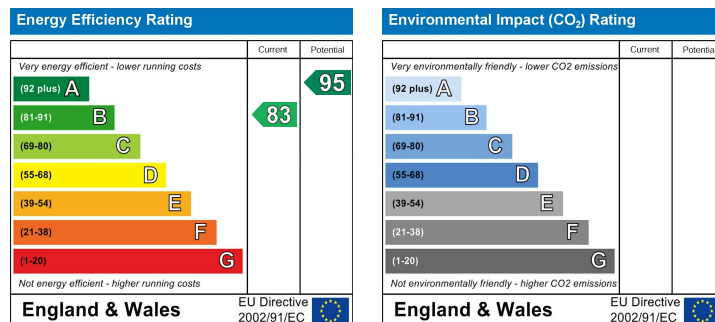
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Floor Plan



Energy Efficiency Graph



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