



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 282 Scar Lane, Huddersfield, HD7 4AU

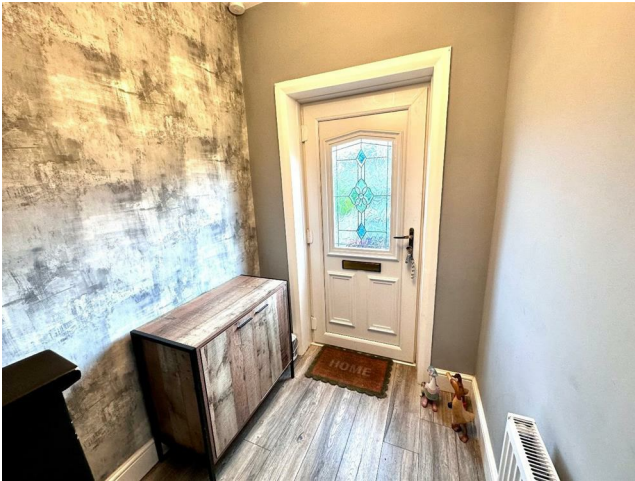
**Offers In Excess Of £200,000**

\*OFFERED FOR SALE BY ADM RESIDENTIAL\*\*HIGHLY DESIRABLE AREA OF GOLCAR\*\*A Fantastic Family Home Set In The Golcar Area Of Huddersfield\* This \*THREE DOUBLE BEDROOMED\* is beautifully presented and attentively decorated throughout with modern dining kitchen, situated local amenities in this highly sought after village of Golcar and excellent access to the surrounding areas, schools and benefits from good commuter links to Huddersfield Town centre. The property offers double glazing and gas central heating throughout with a security alarm, briefly comprising of: entrance security door leading to the reception hallway with storage, a modern lounge with bespoke media wall and a spacious dining kitchen with uPVC door providing access to the rear garden. To the first floor landing there is access to a loft, three good sized double bedrooms and a Victorian four piece bathroom suite in white. Externally the property boasts a block paved driveway to the front aspect providing off road parking and a low maintenance rear garden with delightful summerhouse. Viewings are highly recommended to appreciate the generous accommodation on offer! Please telephone 01484 644555 to arrange your viewing today! \*VIRTUAL VIEWING AVAILABLE SOON\* \*NO CHAIN\* EPC RATED \*C\*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR



Dual colour UPVC entrance security door with featured opaque glass panel leads to:

## ENTRANCE HALLWAY



A welcoming hallway with spindle staircase rising to the first floor landing, there is also a useful under stairs storage cupboard which houses the fuse box and alarm panel. Finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Doors leading to:

## MODERN LOUNGE 13'10 x 10'5 (4.22m x 3.18m )



Neutrally decorated, modern lounge with uPVC double glazed window overlooking the front aspect. Featuring a custom, built in media wall with TV point, display shelves and inset electric fire. Finished with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

## DINING KITCHEN 16'4 x 11'5 (4.98m x 3.48m )



Considered the heart of any property is this spacious dining kitchen with twin aspect uPVC double glazed windows overlooking the rear garden with uPVC door providing access. Featuring a matching range of base and wall mounted units in High Gloss white with contrasting laminated working surfaces, inset resin sink unit with drainer and mixer tap. Integrated Neff electric oven and grill with Neff induction four ring hob and stainless steel extractor hood over. There is plumbing for an integrated washing machine and dishwasher with space for an American style fridge freezer and ample room for a dining table and chairs. An additional feature is the multi-fuel stove set within the chimney breast with marble hearth. Finished with LED inset ceiling spotlights, LED kickboard lighting, T.V point, wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

\*Please note: the American style fridge freezer can be negotiated\*

## SOLID FUEL STOVE



## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, providing access to a loft via a large hatch and doors leading to all rooms:

## HOUSE BATHROOM 9'2 x 5'10 (2.79m x 1.78m)



A Victorian style house bathroom with uPVC double glazed opaque window to the rear aspect, featuring a four piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath, a step-in shower cubicle with electric shower unit, hand wash pedestal basin and a low level flush w/c. Finished with panelled ceiling, wall mounted chrome heated towel rail, wall mounted extractor fan and Altro Marine flooring:

## BEDROOM ONE 12'8 x 9'10 (3.86m x 3.00m)



A well appointed and neutrally decorated double bedroom with uPVC double glazed window over looking the front aspect with views beyond. Finished with T.V point, ornamental fireplace and wall mounted double panelled gas central heated radiator:

### BEDROOM TWO 14'1 x 9'10 (4.29m x 3.00m)



Second good sized double bedroom with uPVC double glazed window over looking the rear garden. Finished with useful built-in storage cupboard to one wall and a wall mounted double panelled gas central heated radiator:

### BEDROOM THREE 10'5 x 9'10 (3.18m x 3.00m)



Third double bedroom with a uPVC double glazed window overlooking to the front aspect. Offering bulk head storage and a useful walk-in storage cupboard, finished with wall mounted double panelled gas central heated radiator:

### EXTERNALLY



The property benefits from off road parking for one vehicle via block paved driveway, well maintained flower beds and shrubs with partly lawned area, there is gated access to the side passageway which provides access to the rear private garden. Being mainly astro-turfed with edged dwarf wall, paved paths and patio area, featuring mature shrubs and hedges along with a delightful summer house which boasts T.V point and power points - an ideal space to relax in the summer months and entertaining outdoors. Finished with fenced and hedged boundaries with an outdoor water supply. There is also Keter 8' x 6' all weather shed and further storage sheds which can be negotiable:

### SUMMER HOUSE



A detached solid pine wood summer house which is set to the bottom of the garden proving an deal amount of privacy, wall mounted T.V point, power and light. Finished with pine wood flooring, timber wood frame window and patio door:

### DRIVEWAY

This property offers off road parking via a block paved driveway with parking for one vehicle:

## FURTHER PHOTOS



Please see a selection of extra photos:

## ITEMS FOR FURTHER NEGOTIATION

Please see a list of items that the Vendor would be willing to sell under further negotiation:

- bespoke wardrobes
- carpets
- bespoke blinds
- some light fittings
- American fridge freezer
- outdoor shed
- storage unit
- summer house

Please speak to the agent at offer stage.

## 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: 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.

## 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](mailto:sales@admresidential.co.uk) Or [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.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/5300-2278-0222-2298-3973>

## Tenure

This property is ( LEASE HOLD) with Kirklees Council £0.87 per annum

## Council Tax Bands

The council Tax Banding is " A "

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.

## 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.

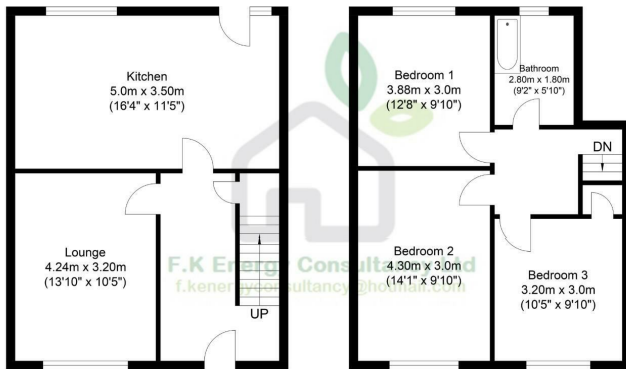
#### **BOUNDARIES AND OWNERSHIPS**

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.

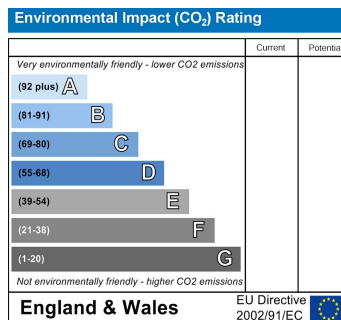
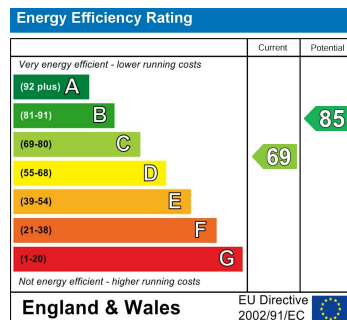
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Please Note: Unauthorized reproduction prohibited.

## Floor Plan



## Energy Efficiency Graph



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