



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 90 Banks Road, Huddersfield, HD7 4RE

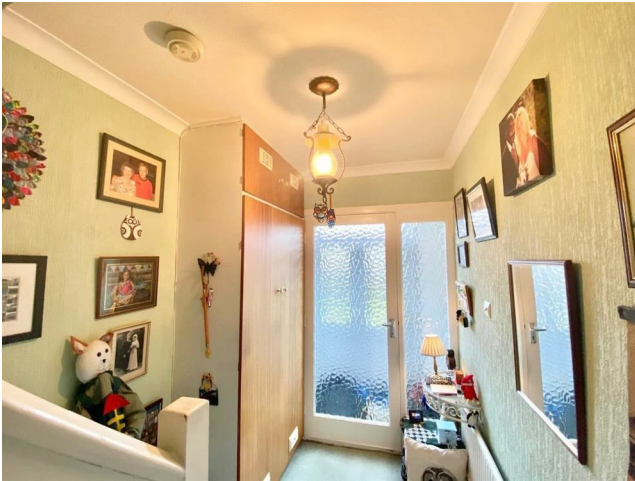
**Offers Over £240,000**

Benefitting from a highly sought after position within the ever popular village of Golcar, is this well appointed **\*SEMI-DETACHED PROPERTY\*** with **\*THREE GOOD SIZED BEDROOMS\*** boasting single detached garage, large driveway and gardens. Ideally situated close to local village amenities, bus routes, well regarded schools, access to the Huddersfield Royal Infirmary and M62 motorway networks. The property offers generously sized accommodation with gas central heating and double glazing throughout, briefly comprises of:- UPVC French doors, entrance vestibule, hallway providing access to a spacious open plan living/dining and kitchen with uPVC composite side entrance door. Staircase rises to the first floor landing with useful storage cupboard, tiled house bathroom and three good sized bedrooms. Externally there is a laid to lawn garden to the front aspect with hardstanding driveway leading to a single detached garage, to the rear is a paved patio area with a further laid to lawn garden. Viewings are highly recommended to appreciate what this property has to offer! Telephone ADM Residential on 01484 644555 to arrange your viewing today! **\*NO CHAIN\***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR



UPVC French doors provide access to a useful entrance vestibule with inner door leading to:

## ENTRANCE HALLWAY



Entrance hallway with staircase rising to the first floor landing. Featuring useful built-in storage cupboards, finished with coved ceiling, wall mounted gas central heated radiator and doors leading to:

## OPEN PLAN LIVING/DINING



Generously sized, open plan living room/dining area with uPVC twin aspect double glazed windows overlooking the front and rear gardens allowing an abundance of natural light to fill the room. Featuring a stone effect fire surround with built in display shelves with wood effect mantle, stone effect hearth and inset gas fire. Additionally, the dining area offers ample space for a dining table with chairs along with a featured serving hatch connecting with the kitchen. Finished with coved ceiling and twin wall mounted gas central heated radiator:

## KITCHEN



The kitchen is set to the rear of the property with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Oak Wood effect with complimentary roll edged laminate working surfaces, contrasting tiled splash backs, inset one and a half bowl stainless steel sink until with drainer and mixer tap. Offering an electric cooker point with extractor hood over, space for an under counter fridge, freezer and plumbing for an automatic washing machine. Finished with a serving hatch connecting with the lounge, part tiled effect vinyl flooring and uPVC composite door providing access from the side aspect:

## TO THE FIRST FLOOR LANDING



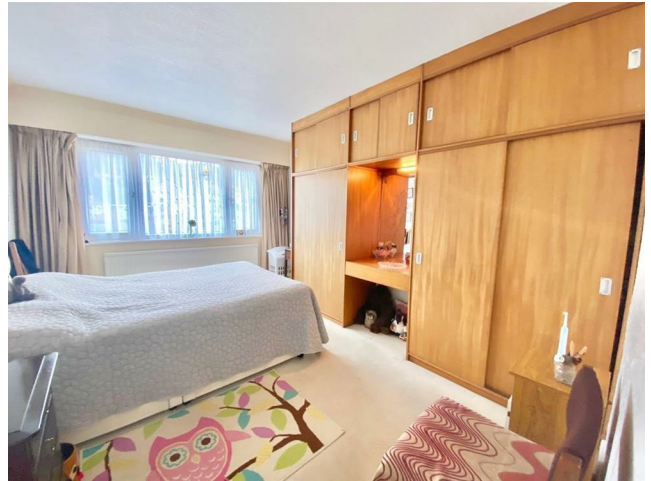
Staircase rises to the first floor landing with uPVC double glazed window to the side aspect. Offering a useful built-in storage cupboard and access to the loft via pull down hatch, finished with coved ceiling and doors leading to:

## HOUSE BATHROOM



A fully tiled house bathroom with uPVC opaque double glazed window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with electric shower over, hand wash pedestal basin and a low level flush w/c. Finished with useful built-in storage cupboard, wall mounted gas central heated radiator and tiled effect vinyl flooring:

## BEDROOM ONE



A spacious double bedroom with uPVC double glazed window overlooking the front aspect. Featuring fitted wardrobes, storage cupboards and vanity to one wall providing ample storage space. Finished with coved ceiling and wall mounted gas central heated radiator:

## BEDROOM TWO



A second double bedroom with uPVC double glazed window overlooking the rear garden. Featuring a built-in storage cupboard, finished with coved ceiling and wall mounted gas central heated radiator:

### BEDROOM THREE



Third bedroom with uPVC double glazed window overlooking the front aspect. Finished with coved ceiling and wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts a hardstanding driveway to the front aspect offering ample off road parking for multiple vehicles and leads to the detached garage. Additionally, there is a laid to lawn garden with mature shrubs and hedges. A hardstanding path takes you to the rear garden, featuring a paved patio area and a large laid to lawn garden - an ideal space for entertaining outdoors and enjoying the summer months. Finished with mature shrubs, stone wall and fenced boundaries:

### DETACHED GARAGE



A detached single garage with up and over door, power and light - a perfect space for storage or for a workshop:

### FURTHER INTERNAL PHOTOGRAPHS



### FURTHER EXTERNAL PHOTOGRAPHS



### 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: 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- or our office mobile on Mobile Number

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### **Council Tax Bands**

The council Tax Banding is " "

Please check the monthly amount on the Kirklee 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/2051-1969-9996-9561-5214>

### **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.

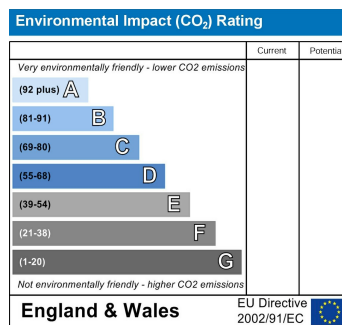
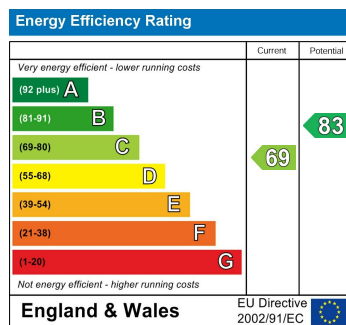
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## Energy Efficiency Graph



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