



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 3 Grange Road, Huddersfield, HD7 4QZ Offers In The Region Of £230,000

Occupying this fantastic position in Golcar, is this very well appointed three bedroomed semi-detached property with gardens, driveway and a garage/workshop. Situated in this very highly regarded location, being close to all local village amenities, M62 commuter networks, bus routes, great schools, charming walks within the Golcar area. The property has been recently decorated throughout, updated and a credit to the current owners, boasting gas central heating and double glazing with security alarm system. Accommodation briefly comprises of: reception hallway with open staircase rises to the first floor landing, open plan breakfast dining kitchen and a separate lounge featuring bay window and window seat, sun room with separate cloakroom/w/c and useful pantry housing the combi-boiler. To the first floor landing: three bedrooms and a modern four piece house bathroom, access to a useful storage loft with velux window and pull down ladders. Externally the property boasts well established gardens to the front and rear, enclosed laid to lawned garden, driveway provides off road parking. This property is not to be missed! An ideal purchase for any first time buyers or a second home for the growing family. \*Contact the agent ADM Residential today to arrange your viewing on Tel 01484-644555\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
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### ENTRANCE SIDE DOOR

A Upvc entrance side door with opaque glass leads to:

### SUMMER ROOM 15'7 x 6'3 (4.75m x 1.91m)



Enjoying a pleasant aspect over the rear garden is this great addition to the property, finished with Flotex flooring and having Upvc patio doors which lead onto the garden:

### SEPARATE CLOAKS/W/C 3'4 x 3'2 (1.02m x 0.97m)



A very well appointed, partly tiled, separate w/c with Upvc opaque window to the side aspect, comprising of: vanity sink with ceramic basin and a low level flush w/c. Finished with panelling, a wall mounted gas central heated radiator and tiled effect flooring. There is also a useful hidden cupboard:

### DINING KITCHEN 15'8 x 13'9 (4.78m x 4.19m)



A beautifully appointed dining area with Upvc window to the front aspect and Upvc french doors leading to the rear patio garden. Featuring a marble effect modern fire surround with marble effect back and hearth, inset coal effect living flame gas fire, coved ceiling, picture rail, T.v.point, Telephone point and a wall mounted gas central heated vertical radiator. French doors leading onto:

### KITCHEN AREA 13'3 x 6'5 (4.04m x 1.96m)



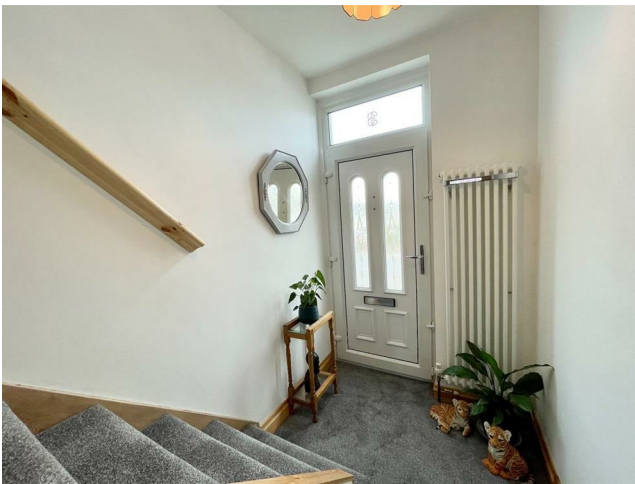
A stunning, partly tiled, modern fitted breakfast kitchen area with Upvc window to the front and side aspect, consisting of a matching range of High Gloss base and wall mounted units with soft close fixings, built-in storage units, incorporating under unit LED lighting, laminated working surfaces with contrasting tiled splash backs, inset resin one and a half sink unit with drainer and feature mixer tap. Integrated fridge, dishwasher, built in eye level electric oven and microwave with grill with a separate electric induction and a modern extractor fan. Finished with panelled ceiling, inset spot lighting and laminated effect vinyl flooring:

## LOUNGE 12'0 x 10'7 (3.66m x 3.23m)



This charming lounge with Upvc bay window providing an abundance of natural light to the front aspect and a delightful window seat. Featuring T.v.point, Telephone point, wall mounted vertical gas central heated radiator:

## HALLWAY 12' x 4'6 (3.66m x 1.37m)



A reception hallway with open staircase rising to the first floor landing, wall mounted vertical gas central heating radiator, doors lead to:

## TO THE FIRST FLOOR LANDING



To the first floor landing with uPVC window to the side aspect, pinewood feature banister with glass panel, doors leading to:

## HOUSE BATHROOM



A fully tiled, house bathroom with Upvc opaque window to the rear aspect, comprising a four piece suite in white with chrome effect fittings, incorporating panelled bath with shower attachment over, hand wash pedestal basin and a low level flush w/c, a separate step in shower cubicle with thermostatic shower unit. Finished with coved ceiling, chrome heated towel rail and tiled flooring with under floor heating:

## BEDROOM ONE 10'11 x 9'1 (3.33m x 2.77m)



A good sized double bedroom with a Upvc double glazed window to the front aspect and onward views, having been beautifully decorated with T.v point and wall mounted gas central heating radiator:

## BEDROOM TWO 11'8 x 9'5 (3.56m x 2.87m)



The second double bedroom is set to the rear aspect with uPVC windows overlooking the rear garden and onwards views. Featuring fitted wardrobes to one alcove and overhead storage cupboards, T.V Point and a wall-mounted gas central heating radiator, there is also access to the loft via loft hatch and pull-down ladders:

## ACCESS TO A LOFT VIA PULL DOWN LADDER 16'9 x 9'2 (5.11m x 2.79m )

## BEDROOM THREE 10'8 x 8'7 (3.25m x 2.62m)



A third double bedroom with uPVC window to front aspect, bulk head storage and a wall-mounted gas central heating radiator:

## EXTERNALLY



Externally this property offers a well-kept garden to the front aspect, with a driveway to the side which provides ample off-road parking that leads to a larger than average detached garage. To the rear is a south-westerly facing, enclosed private garden, mainly a decked area with an astro-turf section, ample seating areas ideal for entertaining outdoors, an area for planters, pots, and shrubs. Finished with a fence and mature hedge boundaries with side-gated access leading to the driveway:

## GARAGE - WORKSHOP



Detached garage with up-and-over door, security alarm, power, and light. Ideal for workshop or car storage:

## FURTHER PHOTOS



Please see further photos:

## 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 .

### **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.

### **Tenure**

This property is Freehold.

### **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.

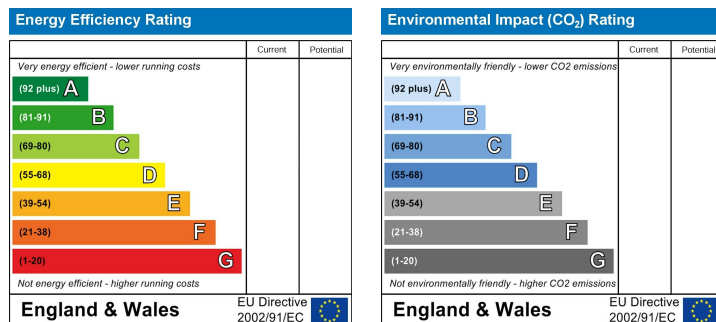
### **DISCLAIMER**

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## Floor Plan

### Energy Efficiency Graph



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