



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 334 Scar Lane, Huddersfield, HD7 4AR

**Offers In The Region Of £124,995**

\*SSTC\* \*REDUCED BY £20,000 FOR A QUICK SALE\* \*GREAT LOCATION OF GOLCAR\* Offered For Sale is this \*THREE BEDROOM\* \*INNER TERRACE PROPERTY IN NEED OF RENOVATION\* \*WHY NOT ADD YOUR OWN STAMP ON THIS PROPERTY\* Ideally situated for all the 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, briefly comprising of: entrance door leading onto the hallway, open plan living kitchen, access to the rear garden and access to a keeping cellar. To the first floor landing there is access to a loft, three good sized bedrooms and a house bathroom with suite in white. Externally the property boasts elevated garden to the front aspect and on street parking, to the rear is a low maintenance patio garden. Viewings are with the agent ADM Residential so please telephone 01484 644555 to arrange your viewing today! \*VIRTUAL VIEWING AVAILABLE\* \*NO CHAIN\* "NOT TO BE MISSED" \*WOULD MAKE A GREAT BUY TO LET OR F.T.BUYER PURCHASE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE DOOR

UPVC entrance door leads to:

### HALLWAY



Hallway with staircase rising to the first floor landing, doors leading to:

### OPEN PLAN LIVING

Open plan living area with uPVC window overlooking the front garden:

**LOUNGE AREA 13'2 x13'2 (3.96m'0.61m x3.96m'0.61m)**



A good sized lounge with uPVC window to the front aspect overlooking to front garden and onward views, features a mahogany fire surround, ceiling light with fan and a wall mounted gas central heated radiator:

**BREAKFAST KITCHEN AREA 14'0!x 8'1 (4.27m'0.00m!x 2.44m'0.30m)**

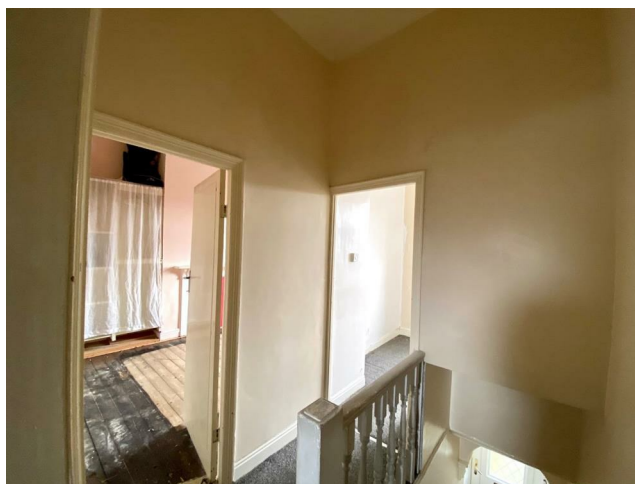


Set to the rear of the property is this open plan kitchen area with window to rear elevation. Featuring base and wall mounted units in beechwood effect, inset sink unit and mixer taps, tiled splash backs and cooker point. Finished with laminated flooring:

### CELLAR

Access to the cellar via descending steps:

### TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to:

**BEDROOM ONE 14'1 x 10'9 (4.27m'0.30m x 3.05m'2.74m )**



A main bedroom with uPVC window to the front aspect. Finished with fitted units to both alcoves, ornamental fireplace and wall mounted gas central heated radiator:

**BEDROOM TWO 12'6 x 8'6 (3.66m'1.83m x 2.44m'1.83m)**



A second bedroom with uPVC window to the rear aspect, finished with wall mounted gas central heated radiator:

**BEDROOM THREE 7'6 x 7'2 (2.13m'1.83m x 2.13m'0.61m )**



A third single bedroom with uPVC window to the front aspect, bulkhead storage and a wall mounted gas central heated radiator:

**BATHROOM**



A fully tiled modern house bathroom with uPVC opaque window to the rear aspect. Featuring a three piece suite in white with chrome affect fittings. Consisting of: panelled bath with electric shower unit over, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator:

**EXTERNALLY**



The property benefits from elevated garden being mainly lawned to the front with on street parking. To the rear, is a low maintenance flagged patio garden with fenced boundaries. An ideal space for the summer months. Please note, there is right of access:

**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.

### **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.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **Tenure**

This property is Freehold.

### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3301340](https://sprift.com/dashboard/property-report/?access_report_id=3301340)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0046-0208-3104-1705-3900>

### **Further Information**

Please note there is right of access to the rear, fenced boundaries.

Gas certificate completed: 21-3-24

### **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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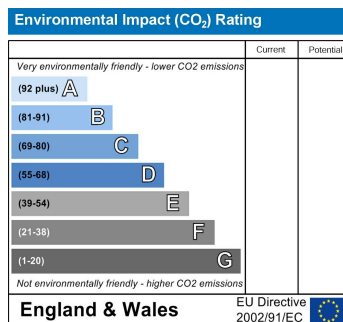
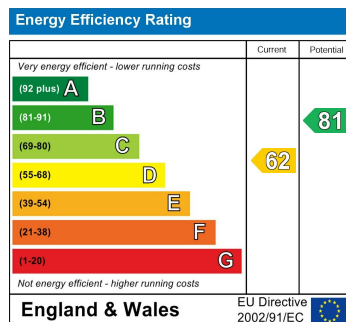
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## Floor Plan



All measurements are approximate and for display purposes only

## Energy Efficiency Graph



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