



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



8 Knowl Road, Huddersfield, HD7 4AN

£105,000

UNDER OFFER Welcome to this terraced house located on Knowl Road in the popular village of Golcar, offering great walks, stunning surroundings, with onward views of the Colne Valley. This property boasts characterful features throughout, making it a perfect opportunity for investors or first-time buyers looking to create their dream home. The property offers two spacious double bedrooms, providing ample space for a growing family or guests staying over. Although the house is in need of modernisation, this presents an exciting opportunity to put your own stamp on the property and create a space that truly reflects your style and personality. The absence of a chain means you can move in swiftly and start your renovation journey without any delays. Located in the heart of Golcar, you'll have easy access to local amenities, schools, and beautiful countryside for leisurely walks. Don't miss out on the chance to own a property with great potential in this sought-after area. Contact us today to arrange a viewing and envision the possibilities that this charming terraced house on Knowl Road has to offer!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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ENTRANCE DOOR

Composite dual colour entrance door:

HALLWAY



Entrance hallway with staircase rising to the first floor landing, finished with wall mounted double panelled gas central heated radiator and door leading to:

SPACIOUS LOUNGE



Spacious lounge with uPVC double glazed window to the front aspect allowing an abundance of natural light to fill the room. Boasting charming original features including an original stone inglenook fireplace with exposed chimney breast and beams to the ceiling. Finished with twin wall mounted lighting, dado rail and wall mounted gas central heated radiator. Door leading to:

CHARMING FIREPLACE



Original stone fireplace:

GALLEY KITCHEN



Galley kitchen with uPVC double glazed window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in Oak Wood effect, roll edged tiled working surfaces with wood trim, matching tiled splash back and inset stainless steel sink unit with drainer and hot and cold taps. Integral electric oven and four ring gas hob with plumbing for an automatic washing machine and space for under counter fridge and freezer. Finished with wall mounted combi-boiler, wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to a useful under stairs storage cupboard:

STAIRCASE TO THE FIRST FLOOR



Staircase rises to the first floor landing with uPVC double glazed window overlooking the rear aspect. Featuring a useful bulk head storage cupboard and doors leading to all rooms:

BEDROOM ONE



Generously sized primary bedroom with uPVC double glazed window overlooking the front aspect and views across the Colne Valley. Finished with wall mounted gas central heated radiator:

BEDROOM TWO



Second double bedroom with uPVC window overlooking the rear aspect. Finished with characterful beam to the ceiling and wall mounted gas central heated radiator:

BATHROOM



Partly tiled bathroom with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with shower attachment, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

EXTERNALLY



Externally the property offers on street parking and a communal yard to the front aspect:

VIEWS



Views across Golcar:

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

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

Council Tax Bands

The council Tax Banding is " "

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

Tenure

This property is Leasehold.

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3642894

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2298-1060-2299-0775>

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.

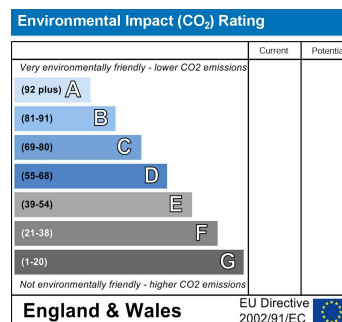
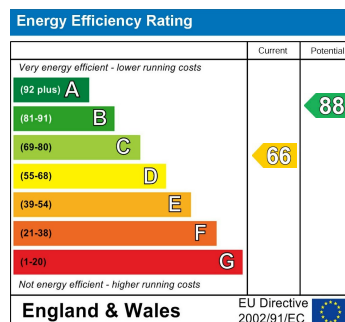
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Energy Efficiency Graph



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