



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



5 Vista Court Scar Lane, Huddersfield, HD3 4PZ

Offers In The Region Of £120,000

ARE YOU LOOKING TO PUT YOUR OWN STAMP ON A CHARMING BUNGALOW? ***ENJOYING A PLEASANT POSITION WITH STUNNING VIEWS***
This two bedroom bungalow with gardens to the front and rear with off road parking available. This property would make an excellent purchase for an array of buyers looking for one level accommodation. Situated in this popular area of Huddersfield being close to all local amenities, bus routes, well regarded schools with easy access to Huddersfield town centre and the M62 motorway network. Boasting gas central heating and double glazing, accommodation comprises of:- Entrance door, reception lobby, dining area, kitchen, spacious lounge and inner hallway which leads to two bedrooms and a house bathroom. Externally the property offers off road parking to the front aspect and a charming cottage style garden to the rear. Viewing is highly recommended to appreciate the accommodation you could add your own stamp on! Please telephone ADM Residential on 01484 644555 to arrange your viewing! ***NOT TO BE OVERLOOKED*** ***NO CHAIN*** ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance door with twin opaque glass panels leads to:

LOBBY



Entrance lobby provides access to the dining area and kitchen with steps leading to the lounge area. Finished with coved ceiling and wall mounted gas central heated radiator:

INNER HALLWAY



Inner hallway with doors leading to all rooms and access to a useful storage cupboard:

OPEN PLAN LIVING

Open plan living area:

DINING AREA



Good sized dining area with uPVC double glazed window overlooking the rear garden. Offering ample space for a dining table and chairs, finished with wall mounted gas central heated radiator:

KITCHEN AREA



Kitchen area with uPVC double glazed window overlooking the front aspect, featuring a matching range of base and wall mounted units and display units in cream with laminate roll edged working surfaces and tiled splash backs. Incorporating a ceramic sink with drainer and mixer taps, integral electric oven with four ring gas hob and pull out extractor hood over. There is also plumbing for an automatic washing machine, space for a fridge freezer and a wall mounted combi-boiler. Finished with fluorescent tube lighting and wood effect vinyl flooring:

LOUNGE



Spacious lounge with uPVC double glazed window to the side aspect and uPVC patio doors leading out into the rear garden. Featuring a mahogany wood surround with display units and inset coal effect gas fire. Finished with coved ceiling and wall mounted gas central heated radiator:

BATHROOM



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

BEDROOM ONE



Good sized double bedroom with window to the side aspect. Finished with wall mounted gas central heated radiator:

BEDROOM TWO



Second bedroom with window to the side aspect. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts a hard standing frontage with off road parking for one vehicle to the front aspect via the communal parking area. To the rear, is charming, cottage style country garden, mainly laid to lawn with paved patio area, providing a perfect space for enjoying your morning coffee whilst taking full advantage of the views. There are colourful flower beds and borders with a wishing well and a pond with arched walking bridge over. Finished with fenced boundaries and gated access to the side:

FURTHER EXTERNAL PHOTOS



A selection of further external photos:

About The Area

Local schools in the 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-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 youtube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "B"

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=3374742

EPC LINK

ON ORDER.

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.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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. 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.