



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 78 Swallow Lane, Huddersfield, HD7 4NB

**Price Guide £160,000**

"GUIDE PRICE £160,000 TO £165,000K" "PRIME LOCATION GOLCAR" \*\* A PERFECT FAMILY PURCHASE \*\* \*\*ADD YOUR OWN STAMP ON THIS PROPERTY\*\* "SOUGHT AFTER LOCATION" \*\*OFFERED FOR SALE WITH NO ONWARD CHAIN AND VACANT POSSESSION\*\* \*POSSIBLE EXTEND S.T.P\* A perfect family starter home/F.T. Buyers purchase looking for the prime location of Golcar with great commuter links and schools, ideally positioned within this very popular residential location, with local walks, situated close to an array of local shops and well regarded schools. Boasting gas central heating and double glazing, this accommodation briefly comprises of:- entrance uPVC door, hallway leads to lounge and dining room with access to a conservatory and a kitchen. To the first floor landing, there are three bedrooms and a house bathroom, there is also access to a storage loft via hatch. Externally there is a low maintenance garden to the front of the property with off road parking set to the side aspect and an enclosed, partly lawned garden with patio seating area to the rear. Tel ADM Residential on 01484 644555 for further details or to arrange a viewing today! \*NOT TO BE OVERLOOKED\* CHAIN FREE!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance uPVC door leading to:

## HALLWAY



Entrance door leading to reception hall, window to side elevation, wall mounted gas central heating radiator and finished with laminate flooring. Door leading to:

## LOUNGE 13'5 x 12'6 (4.09m x 3.81m)



A spacious lounge with Upvc window to front aspect, featuring a mahogany fire surround with inset gas fire, coved ceiling, T.V. Point, Telephone point, wall mounted gas central heated radiator and a useful storage cupboard, archway leads to:

## DINING ROOM 10'4 x 8'5 (3.15m x 2.57m)



A dining area with patio doors leading to the conservatory at the rear of the property. Featuring coved ceiling, wall mounted gas central heated radiator and access to the kitchen:

## CONSERVATORY 6'7 x 6'6 (2.01m x 1.98m)



A conservatory with uPVC doors leading to side patio and rear garden finished with wall mounted gas central heating radiator:

### KITCHEN 9'8 x 7'6 (2.95m x 2.29m)



A tastefully appointed dining kitchen with window to rear elevation, featuring a matching range of base and wall mounted units in Alpine effect wood with satin chrome effect fittings. Complimentary roll edged laminate working surfaces with matching tiled splash back, inset stainless steel sink unit with mixer tap, stainless steel integrated electric oven and four ring gas hob with extractor hood over. Plumbing for an automatic washing machine/tumble dryer and access to the rear garden via Upvc door:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, window to side elevation, coved ceiling, housing for combination boiler, access to loft via hatch, doors leading to:

### HOUSE BATHROOM 6'6 x 5'6 (1.98m x 1.68m)



A good sized, partly tiled family bathroom with Upvc opaque window to rear elevation, consisting of a matching three piece bathroom suite in white, comprising of: panelled bath with electric shower over and splash screen, hand wash pedestal and low level flush w/c. Finished with chrome effect fittings and wall mounted gas central heating radiator:

### BEDROOM ONE 10'4 x 9'2 (3.15m x 2.79m)



A double bedroom with uPVC window to front elevation, built in wardrobes fitted to one wall and a wall mounted gas central heated radiator:

### BEDROOM TWO 9'1 x 8'7 (2.77m x 2.62m)



A second bedroom with uPVC window to rear aspect, built in wardrobes fitted to one wall and a wall mounted gas central heated radiator:

### BEDROOM THREE 6'7 x 6'2 (2.01m x 1.88m)



A third bedroom with uPVC window to front aspect and a wall mounted gas central heated radiator:

### EXTERNALLY



The property benefits from driveway to the side aspect with well kept garden and paved paths to the front aspect. To the rear of the property is an enclosed, partly lawned garden with patio seating area ideal for bistro dining, fenced boundaries and outdoor storage shed:

### Council Tax Bands

The council Tax Banding is "C"

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

### 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

### Tenure

This property is Freehold.

### 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.

### DISCLAIMER

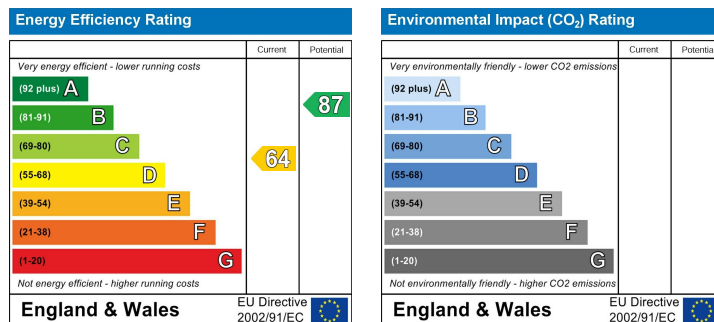
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### BOUNDARIES AND OWNERSHIPS

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.

## Floor Plan

### Energy Efficiency Graph



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