



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



349 Leymoor Road, Huddersfield, HD7 4QQ

Offers In The Region Of £97,950

SOLD* "NOT TO BE MISSED" ** PRICED TO SELL** SET IN THIS MUCH SOUGHT AFTER LOCATION OF GOLCAR* In need of a program of modernisation to add your own stamp on this three bedroom extended front stone built -terrace. Being well placed for all village amenities of Golcar, local school's, country walks and access to the M62 motorway networks. The property boasts, double glazing, having spacious accommodation set over three floors, comprises of: Entrance door, hallway, breakfast kitchen, separate lounge, staircase giving access to the lower floor: which has three cellar rooms. To the first floor landing, two bedrooms and bathroom. To the second floor an attic bedroom with velux. Externally small flagged frontage with on street parking. Ideally suitable for a variety of buyers, an early viewing is highly recommended to avoid disappointment. Please phone us to arrange a viewing or mobile out of office hours.

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ENTRANCE DOOR

UPVC entrance door leading to:

HALLWAY

Entrance hallway with staircase leading to first floor landing, doors leading to:

KITCHEN 10'8" x 9'8" (3.25 x 2.95)

Kitchen extension in need of full renovation with uPVC window to side aspect and gas central heated radiator. Door giving access to the rear:

LOUNGE 15'8" x 15'7" (4.78 x 4.75)

Spacious lounge with uPVC window to the front elevation. Featuring oak fire surround with back and hearth, gas fire (which has not been checked) wall mounted lighting and high, coved ceiling. Finished with gas central heated radiators:

DOOR LEADING TO

A staircase descends to the lower floor, leads to :

CELLAR ROOMS

There are three cellar rooms, which would be perfect for renovation: subject to planing:

TO THE FIRST FLOOR LANDING

Staircase rising to the first floor landing, doors leading to:

BEDROOM ONE 11'3" x 9'5" (3.43 x 2.87)

Good sized double bedroom with uPVC window to the front aspect, gas central heated radiator:

BEDROOM TWO 9'7" x 9'8" (2.92 x 2.95)

Second bedroom with uPVC window to the front elevation and gas central heated radiator:

BATHROOM 8'5" x 5'2" (2.57 x 1.57)

Partly tiled, three piece bathroom suite in white with chrome effect fittings. Comprising of;- panelled bath with shower attachment over and splash screen, vanity hand wash unit and low level flush w/c. Finished with extractor fan, wall heater, gas central heated radiator and laminate effect flooring:

STAIRCASE TO ATTIC ROOM

Staircase rising to the second floor attic room:

ATTIC BEDROOM 19'10" x 11'5" (6.05 x 3.48)

This is a good sized attic room with velux window to front aspect and window to the side elevation:

EXTERNALLY

Externally the property offers flagged frontage with stone wall boundaries and wrought-iron gated access, on street parking.

FURTHER INFORMATION

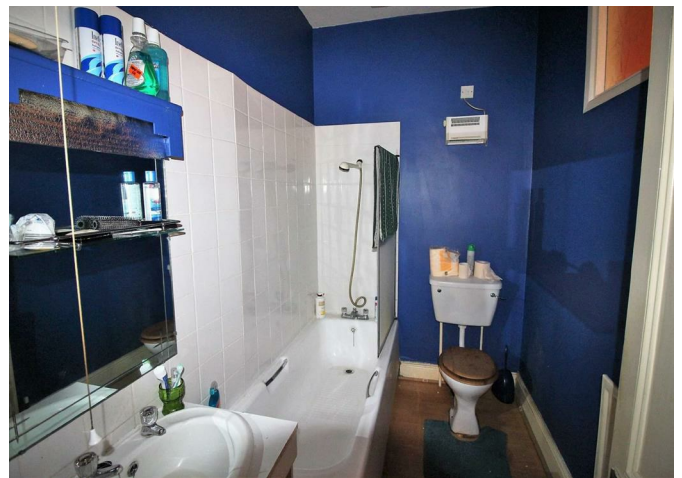
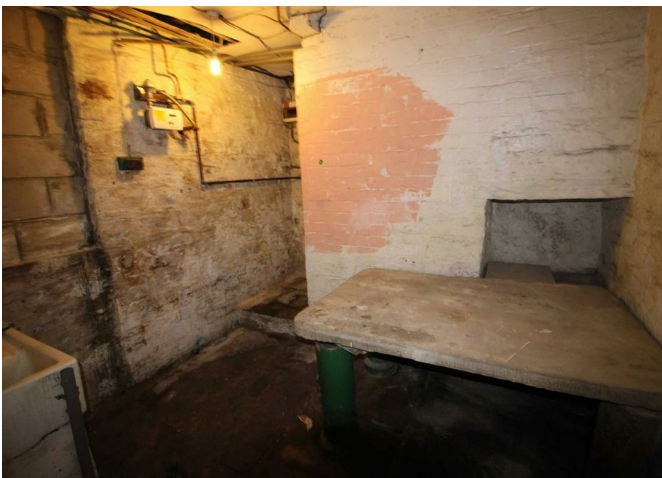
Council Tax "B"

The local schools are as follows:

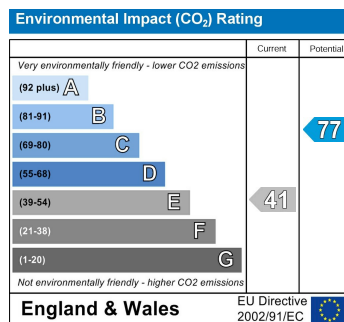
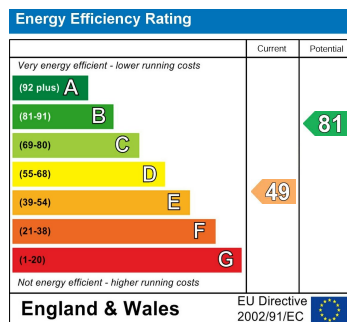
Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School.

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Energy Efficiency Graph



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.