



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



18 Scar Lane, Huddersfield, HD3 4QJ

Price Guide £105,000

UNDER OFFER *GUIDE PRICE £105,000 TO £110,000* ADM Residential are pleased to offer FOR SALE, this ready to move into, two bedroom, stone built, through terrace property. Ideally situated in the popular area of Milnsbridge being close to all local amenities, bus routes, great schools with easy access to Golcar and M62 Network. This is a perfect starter home for the F.T.Buyer or Investment purchase. The property boasts gas central heating and double glazing throughout, with modern style accommodation briefly comprising of: Entrance door leads to a spacious lounge, dining kitchen set to the rear aspect and a door leads to the cellar. To the first floor landing there are two good sized bedrooms and a house bathroom with three piece bathroom suite in white. Externally having a small enclosed frontage with wrought iron gated access and on street parking, to the rear a further patio area and communal garden. Internal viewing is essential to appreciate the accommodation on offer. Please call the agent on 01484 644555 *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE DOOR

Entrance UPVC door leads to:

LOUNGE 13'5" x 13'5" (4.09m x 4.09m)



A spacious, neutrally decorated lounge with Upvc double glazed window to the front aspect which provides an abundance of natural light that floods the room. Featuring a T.V. point, Telephone point and finished with wood effect laminated flooring and a wall mounted gas central heated radiator. Door leading to:

DINING KITCHEN 13'5" x 10'8" (4.09m x 3.25m)



A generously sized dining kitchen with Upvc window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in Beech wood effect with chrome effect fittings, contrasting roll edged laminate working surfaces and complimentary tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap, gas cooker point with housing for combi-boiler. Plumbing for automatic washing machine, space for dryer and fridge freezer. Finished with wall mounted gas central heated radiator and tiled flooring with access to the cellar and Upvc door leading to patio area to the rear:

CELLAR

Useful cellar room:

TO THE FIRST FLOOR LANDING



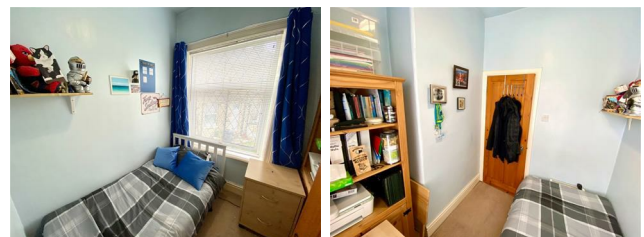
Staircase rises to the first floor landing with doors leading to all rooms:

BEDROOM ONE 13'7" x 12'9" (4.14m x 3.89m)



Wonderfully appointed, larger than average double bedroom with twin aspect Upvc windows to the front aspect, finished with built in wardrobes to one wall with mirrored sliding doors and finished with wall mounted gas central heated radiator:

BEDROOM TWO 7'10" x 7'4" (2.39m x 2.24m)



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

BATHROOM 5'5" x 11' (1.65m x 3.35m)



A fully tiled, house bathroom consisting of a three piece suite in white with chrome effect fittings and Upvc opaque window to the rear aspect. Comprising of: panelled P-shaped bath with mains fitted shower over, hand wash pedestal basin and low level flush w/c. Finished with built in storage cupboard, wall mounted chrome heated towel rail and tiled flooring:

EXTERNALLY



Externally the property boasts an enclosed, hard-standing frontage with wrought iron gated access and on street parking. To the rear is a further enclosed patio area and further communal garden:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This property is Leasehold - information TBC.

EPC Link

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9636-2898-7605-9605-5455>

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.

BOUNDARIES AND OWNERSHIPS

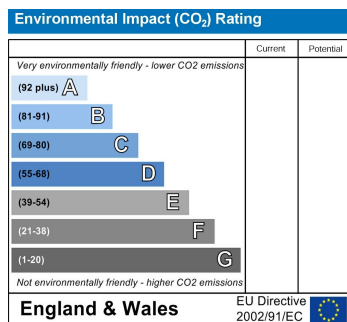
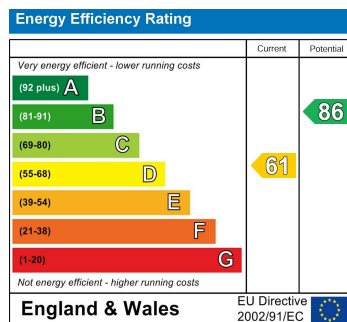
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.



Energy Efficiency Graph



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