



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 30 Station Lane, Huddersfield, HD7 4EG

### Offers In The Region Of £99,500

**\*SOLD\*** Offered "For Sale" is this stunning fully renovated, two bedroomed end, stone built cottage. Set in this highly regarded area of Golcar, which offers high spec accommodation set over three floors. The property is situated close to all village amenities, bus routes, and popular schools, with easy access to the M62 networks and Town center. Boasting newly fitted gas central heating and double glazing throughout. The property comprises:- Entrance composite door leading onto the open plan lounge/kitchen with a feature ingle nook fire place and access to a keeping cellar. To the first floor landing: a modern shower room with LED touch mirror, a double bedroom with access to the loft via folding ladder, a second single bedroom/ study. Externally small flagged frontage with on street parking, **\*NO CHAIN\*** Viewings are highly recommended by the selling agent ADM Residential:

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

A uPVC composite door leads to:-

## OPEN PLAN LOUNGE AREA 18'5 x 13'2 (5.61m x 4.01m)



A recently refurbished, beautifully appointed, open plan lounge area which is set to the front aspect, boasting an abundance of natural light which floods the space from twin aspect uPVC double glazed windows to the front and side elevation. Featuring an Ingle Nook fire place with inset lights, exposed beam ceilings, finished with wall mounted gas central heated radiator, Yorkshire stone flagged floors, staircase leads down to the lower ground floor.

## CELLAR



To the lower floor, a keeping cellar with power and light, housing for fuse box, gas meter:

## KITCHEN AREA



The kitchen area offers a matching range of base and wall mounted units in High Gloss white has a range of modern base cupboards, contrasting roll-edged worktops with stainless steel sink unit and mixer tap finished with rustic tiled splashbacks. There are integrated appliances, including electric oven and four ring gas hob with stainless steel extractor hood over, dishwasher, plumbing for an automatic washing machine, finished with Yorkshire stone flagged flooring:

## TO THE FIRST FLOOR LANDING



Staircase raises to the first floor landing, feature glass banister, doors leading to all rooms:

## BEDROOM ONE 12'3 x 8'0 (3.73m x 2.44m)



A delightful double bedroom which is set to the front aspect, twin aspect uPVC double glazed windows, access to a large useful storage loft with fold down ladder and a wall mounted gas central heated radiator:

### ATTIC SPACE



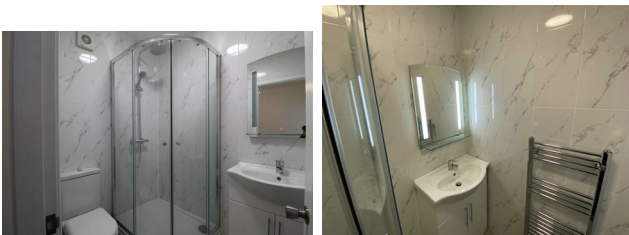
A useful attic space with velux window, perfect for storage:

### BEDROOM TWO 12'3 x 5'2 (3.73m x 1.57m)



This is a single bedroom being well appointed with twin aspect uPVC windows to the front and side elevation, finished with a wall mounted gas central heated radiator:

### MODERN SHOWER ROOM 6'2 x 4'11 (1.88m x 1.50m)



A well appointed, fully tiled shower room , featuring a three-piece suite in white with chrome

effect fittings. Comprising of:- step in shower cubical with mains fitted shower, fitted vanity hand wash basin and a low level flush w/c., finished with chrome heated towel rail, and LED wall mounted vanity mirror and tiled flooring:

### EXTERNALLY

To the front aspect there is a small flagged frontage with wrought-iron gated access and matching railing, there is on street parking in the area:

### ABOUT THE AREA

Stunning Property in a great location of Golcar, The schools in the area are : Golcar Infant & Nursery School, Wellhouse Junior & Infant School, Linthwaite Clough Junior School, Linthwaite Ardron C of E Infant & Junior School, Colne Valley High School, Royds Hall High School, Salendine Nook High School, Huddersfield Grammar School.

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on to meet the agent, we ask you use the Covid-19 guidelines on any viewing. Please note we have a virtual viewing for this property please see link on the website [www.admresidential.co.uk](http://www.admresidential.co.uk)

Tel-01484 644555 or the Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### 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.

### TENURE

This property is lease hold with .... years from the year

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any

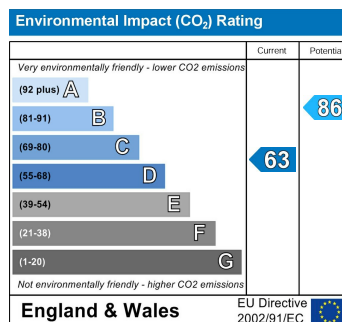
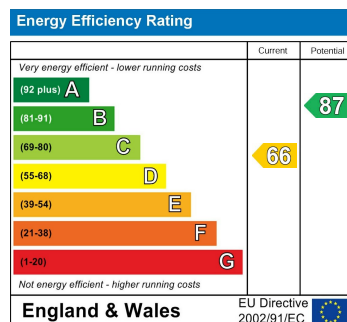
contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but 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.

### **Additionally Photos**





## 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.