



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



83a Arthur Street, Golcar, Golcar, Huddersfield, HD7 4DJ

£245,995



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# 83a Arthur Street, Golcar

Golcar, Huddersfield, HD7 4DJ

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## ENTRANCE DOOR

UPVC composite entrance door leads to:

## HALLWAY

Reception hallway with inset ceiling LED down lights, security alarm panel and vertical wall mounted gas central heated radiator. Doors leading to:

## SEPARATE W/C

5'3 x 3'3 (1.60m x 0.99m)

A separate downstairs cloaks room with opaque uPVC window to the front aspect. Featuring a two piece suite in white with chrome effect fittings consisting of: hand wash vanity unit with waterfall mixer tap and low level flush w/c. Finished with inset ceiling LED down lights, wall mounted gas central heated radiator and tiled flooring:

## LOUNGE

14'5 x 10'1 (4.39m x 3.07m)

Beautifully appointed, spacious lounge with dual aspect uPVC windows to the front and side elevation. Featuring inset ceiling LED down lights, hard wired smoke alarm and useful under stairs storage cupboard. Finished with T.V point, telephone point and two wall mounted gas central heated radiators. Oak wood glass panelled French doors lead to:

## DINING KITCHEN

18'9 x 10'8 (5.72m x 3.25m)

Modern fitted dining kitchen with uPVC window and patio doors leading out to the rear garden. Featuring a matching range of base and wall mounted soft close units in Gloss Grey with complementary butcher block working surfaces and contrasting tiled splash backs. Inset ceramic one and a half bowl sink unit with drainer and designer mixer tap. Integrated electric oven and four ring electric hob with stainless steel extractor hood over. Integral washing machine/dryer, dish washer and fridge freezer. Finished with useful under stairs storage cupboard, under counter LED lights, inset ceiling LED down lights, tiled flooring with under floor heating and wall mounted gas central heated radiator:

## TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with inset ceiling LED down lights, thermostat control and doors leading to:

## BEDROOM ONE

Spacious double bedroom with uPVC window to the rear aspect.

Finished with T.V point, inset ceiling LED down lights with dimmer function, wall mounted gas central heated radiator, inset storage cupboard and door leading to:

## EN-SUITE

4,9 x 4'8 (1.22m, 2.74m x 1.42m)

Partly tiled, en-suite shower room with uPVC opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings consisting of: walk in shower cubicle with mains fitted waterfall shower overhead and bi-folding glass door, hand wash vanity unit with waterfall mixer tap and low level flush w/c. Finished with inset ceiling LED down lights, wall mounted gas central heated radiator and tiled flooring with under floor heating:

## BEDROOM TWO

13'6 x 9'0 (4.11m x 2.74m)

Good sized second bedroom with uPVC window to the front aspect with far reaching views over a Greenbelt field. Featuring wall mounted lighting, inset ceiling LED down lights and wall mounted gas central heated radiator. Door leads to Jack and Jill bathroom:

## BEDROOM THREE

9'6 x 5'6 (2.90m x 1.68m)

Third bedroom with uPVC window to the front aspect. Finished with built in storage cupboards, inset ceiling LED down lights and wall mounted gas central heated radiator:

## HOUSE BATHROOM

Partly tiled, Jack and Jill style house bathroom with uPVC opaque window to the side aspect. Featuring a three piece bathroom suite in white and chrome effect fittings. Consisting of: panelled bath with waterfall tap and mains fitted waterfall shower overhead, hand wash vanity unit with waterfall mixer tap and low level flush w/c. Finished with inset ceiling LED down lights, wall mounted gas central heated radiator and tiled flooring with under floor heating:

## EXTERNALLY

Externally the property boasts off road parking via tarmac tandem driveway to the front aspect with external electric car charging point and enclosed gated access leading to the side aspect. To the rear is a private, enclosed garden with raised decked patio, wooden balustrade with LED's and astro-turf lawn. Also featuring external lighting to the front, side and rear, external power points and hot and cold taps. A perfect outdoor space for enjoying the summer months:

## ADDITIONAL PHOTOGRAPHS

Additional photos:

## FURTHER EXTERNAL PHOTOGRAPHS

### 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

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9545-3857-2108-9801-8791>

### Council Tax Bands

The council Tax Banding is "C"

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

### 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.

## 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.

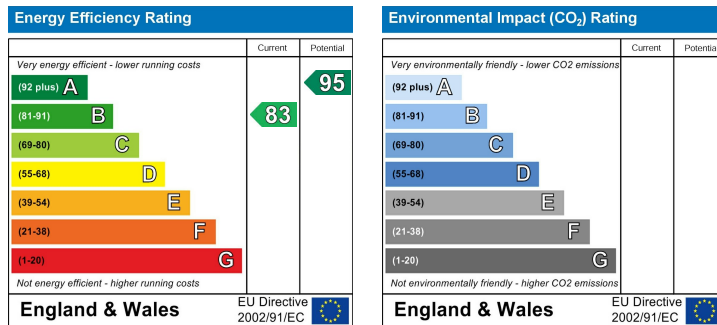
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## Floor Plan

### Energy Efficiency Graph



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