



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 91 Scar Lane, Huddersfield, HD3 4PW

**Price Guide £139,995**

\*\*\*\*\*SOLD\* S.T.C\*\*\*\*\* \*\*VIEWING TO COMMENCE FROM 1ST JUNE\*\*SUPERBLY PRICED TO SELL IN THIS MUCH SOUGHT AFTER LOCATION\*\*  
Offered for sale is this truly delightful, very well presented, three bedroomed inner terrace property. Offering woodland views to the rear elevation and a leased detached garage. Being well placed for all local village amenities, bus routes, schools, country walks and access to the M62 motorway networks. The property boasts, gas central heating, double glazing, having spacious accommodation set over three floors, comprises of: Entrance door, reception hallway, lounge, breakfast kitchen with dining area, access to a useful keeping cellar. Staircase provides access to the first floor landing: three good sized bedrooms and house bathroom, access to the large loft via loft ladders. Externally offering garden to the front and rear with a detached garage (leased) and off 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 on 01484 644555 or contact us via our mobile 07780 446202 out of office hours.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE DOOR

A Upvc entrance door

### RECEPTION HALLWAY



A reception hallway with spindle staircase rising to the first floor, wall mounted gas central heated radiator, coved ceilings, doors leading to:-

### LOUNGE 14'6 x 13'4 (4.42m x 4.06m)



A delightful well appointed lounge with Upvc window to the front aspect. Featuring modern fire surround with marble effect back and hearth, inset living flame gas fire, coved ceiling, t.v.point and finished with gas central heated radiator:-

### DINING AREA 17'6 x 10'6 (5.33m x 3.20m)



Set to the rear aspect is this dining area, featuring uPVC window to the rears aspect with woodland views. Featuring railway sleeper mantel inset over a gas stove effect fire on a marble hearth, T.v. Point, Telephone point, Internet access point, coved ceiling and ceiling rose, wall mounted gas central heating radiator:

### BREAKFAST KITCHEN AREA 17'6 x 8'7 (5.33m x 2.62m)



This traditional kitchen with UPVC door leading to the rear garden. Featuring a matching range of base and wall mounted units in solid oak wood and contrasting fixings, laminate working surfaces, rustic tiles splash backs, inset Acrylic sink unit with drainer and mixer tap. Integral electric double fan assisted oven and grill, four ring gas hob with a matching extractor hood over, integral fridge and plumbing for an automatic washing machine. Finished with laminate wood effect flooring, panelled ceiling, opening into the dining area: Door leads to a staircase leading to the cellar:

### ACCESS TO KEEPING CELLAR

Access to a keeping cellar/ utility area: space for freezer, and perfect for some further storage:

### TO THE FIRST FLOOR LANDING



To the first floor landing, access to a loft hatch via pull down ladder, doors leading to:

### LARGE BATHROOM 11'4 x 8'6 (3.45m x 2.59m)



Partly tiled bathroom with a uPVC window to the rear aspect, this modern three piece bathroom suite in Champagne with chrome effect fittings. Comprising of:- panelled bath with chrome effect mixer taps and shower attachment over, splash screen, hand wash basin and low level flush w/c. Finished with chrome heated towel rail and vinyl flooring:

### MASTER BEDROOM 14'8 x 13'5 (4.47m x 4.09m)



This is a well appointed, good sized, double bedroom with a Upvc double glazed window to rear aspect with woodland views and an abundance of natural light, finished with a wall mounted gas central heating radiator:

### GUEST BEDROOM TWO 16'5 x 13'5 (5.00m x 4.09m)



A second double bedroom with a Upvc double glazed window to rear aspect with woodland views, finished with coved ceiling and wall mounted gas central heating radiator:

### THIRD BEDROOM 11'4 x 6'5 (3.45m x 1.96m)

A single bedroom with over bulk-head, Upvc double glazed window to front aspect and a gas central heating radiator:

### ACCESS TO THE LOFT VIA PULL DOWN LADDERS

Useful pull down ladders which access the attic:

### **ATTIC SPACE 17'1 x 10'1 (5.21m x 3.07m)**

Please note this is a large attic space which is currently used for a model railway layout ( the will be included in the sale as sold as seen) Any further items can be purchase separately via further negotiations. Please ask the agent for further details:

### **EXTERNALLY**

The property boasts well maintained frontage with dwarfed stone wall boundaries and on street parking, to the rear of the property: mainly lawned garden with flagged patio, flagged paths, Yorkshire stone wall boundaries and woodland views. (There is also a communal area which is gated off for added security.)

### **DETACHED GARAGE**

Single detached garage which is on a peppercorn lease: PLEASE ASK FOR DETAILS:

### **Tenure**

This property is leased for 999 years ,at £1.50 per year: ( you can purchase the lase hold from what the vendor has said, but please check with your solicitor)

### **Council Tax Bands**

The council Tax Banding is "A"  
Approx amount per month is £0.00 TBC

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

### **FURTHER PHOTOS**



Please see selection of the further photos attached:

### **FURTHER INFORMATION**

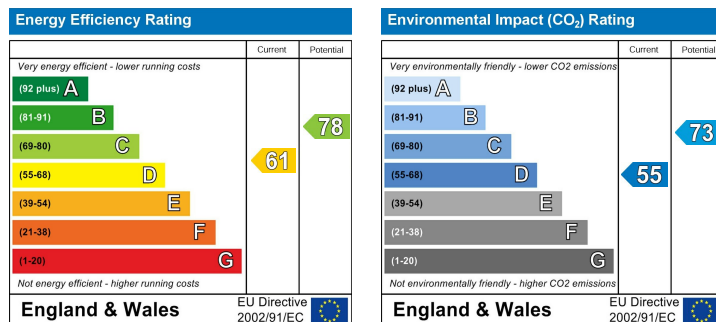
PLEASE NOTE: further items can be purchased if discussed with the vendor via further negotiations :

## Floor Plan



91 Scar Lane, Huddersfield, HD34PW  
 Approx Gross Internal Floor Area of House 100.22 sq. m. (1078.75 sq. ft)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## 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.