



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 58 Leymoor Road, Huddersfield, HD3 4SW

**Offers Over £100,000**

**\*SOLD\* BY ADM RESIDENTIAL. \*\*ATTENTION F.T.BUYERS\*\* \*OFFERED FOR SALE WITH NO ONWARD CHAIN\* \*A DELIGHTFUL END TERRACE PROPERTY WITH OFF ROAD PARKING\* \*SET IN THIS MUCH SOUGHT AFTER AREA OF LONGWOOD/GOLCAR AREA OF HUDDERSFIELD\* A perfect purchase for a first time buyer or investor is this stone built, one bedroom end terrace cottage property. Having been recently decorated and in a ready to move into condition being immaculately presented throughout. Ideally positioned for easy access to all village amenities, local shops and good schools, great bus routes with easy access to the M62 motorway network. Boasting gas central heating, double glazing throughout and CCTV with the accommodation briefly comprises of:- Entrance uPVC door, opening into an attractive open plan lounge/breakfast kitchen, breakfast bar and under stairs storage/utility cupboard. To the first floor landing: spacious double bedroom and a modern house bathroom with storage cupboard for the boiler. (There is a possibility to transform into two bedrooms subject to planning checks) Externally, to the front aspect there is off street parking available for one vehicle. Viewing is highly recommended to appreciate the standard of the accommodation on offer! Please call ADM Residential today! \*\*\*DON'T DELAY THIS PROPERTY IS NOT TO BE MISSED\*\*\*VIRTUAL VIEWING AVAILABLE\*\*\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE STABLE UPVC DOOR



A uPVC stable door leads to this open plan living area with under stairs storage cupboard and staircase leads to the first floor landing:

### OPEN PLAN LIVING AREA



This well appointed, recently decorated lounge area with uPVC double glazed window to the front aspect and breakfast kitchen set to the rear of the property. Featuring inglenook fireplace with stove effect gas fire, built in T.V stand, built in cupboard and shelving. Finished with T.V point, telephone point and two wall mounted double panelled gas central heated radiator:

### INGLE NOOK FIREPLACE



An Inglenook fireplace with gas stove effect fire:

### BREAKFAST KITCHEN AREA



This modern fitted breakfast kitchen with uPVC window to the side aspect. Featuring a matching range of base and wall mounted units in Beech wood effect with display units, contrasting laminate roll edged working surfaces and complementary tiled splash backs, incorporating a one and a half large resin scratch resistance Black sink unit with drainer with matching Black & Chrome mixer tap. Integral, recently fitted electric oven and four ring electric hob with stainless steel extractor over, space for an under counter fridge and plumbing for an automatic washing machine. Finished with wood effect vinyl flooring:

### TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing offering extended loft hatch with pull down ladder and being partly boarded. Further storage cupboard with housing for the boiler and doors leading to:

### HOUSE BATHROOM 6 x 5'2 (1.83m x 1.57m )



A partly tiled, Shell style house bathroom with a three piece bathroom suite in white with chrome fittings and opaque uPVC window to the front aspect. Comprising of: panelled bath with mains fitted shower over, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring: (POTENTIAL TO CONVERT TO A BEDROOM SUBJECT TO PLANNING PERMISSIONS)

### LARGE BEDROOM 16'1 x 14'8 (4.88m'0.30m x 4.27m'2.44m)



A delightful, very well appointed, spacious double bedroom with uPVC window to the front aspect, finished with T.V point and wall mounted gas central heated radiator:

### EXTERNALLY



Externally there is a tarmac off road parking space for one vehicle which is directly outside the front of the property and a stone wall boundary:

### FURTHER PHOTOS



Further 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

### **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 youtub link.

Please ask the agents for the detail.

### **Tenure**

This property is Freehold based on information from the Vendor.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **EPC LINK 2021**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9128-3007-3206-8559-0200>

### **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.

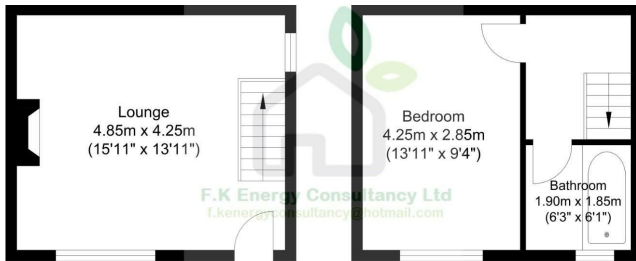
### **BUYERS FURTHER INFORMATION NEEDED**

Please note updated boiler and roof: please ask for details

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## Floor Plan



Ground Floor

First Floor

58 Leymoor Road, Huddersfield, HD3 4SW

Approx Gross Internal Floor Area of House 41.22 sq. m. (443.68 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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