



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 4 Mulberry Drive, Huddersfield, HD7 4FA Offers Over £255,000

**\*UNEXPECTEDLY RE-MARKETED\*** **\*SUITABLE FOR FIRST TIME BUYERS OR A GROWING FAMILY\*** Situated on a small cul-de-sac set back from the main flow of traffic, is this three bedroom semi-detached, well proportioned property offering gas central heating system, uPVC double glazing and security alarm. The property is located within a popular and well regarded residential area of Golcar, being close to the village centre with local shops, highly regarded schools and is accessible for J23 and J24 of the M62 motorway linking East Lancashire to West Yorkshire. The property briefly comprises of: entrance composite door leading to the lobby with a useful downstairs cloaks room/w.c, spacious lounge with featured panelling and a dining kitchen with patio doors opening out onto an enclosed rear garden. To the first floor landing there are three good sized bedrooms and a modern house bathroom. Externally there are two parking spaces directly in front of the property with a south facing garden set to the rear which is mainly laid to lawn with flagged and decked patio areas. Viewings are by appointment only! Call ADM Residential to arrange your viewing today!  
**\*VIRTUAL VIEWING AVAILABLE SOON\***

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## ENTRANCE DOOR



A composite panelled and frosted double glazed door leads into an entrance lobby with wall mounted gas central heating radiator, doors leading to the living room and a cloaks room/w.c:

## SEPARATE CLOAKS ROOM/W.C



A separate downstairs cloaks room with an opaque uPVC double glazed window to the front aspect, comprises of a white suite consisting of:- corner wall hung hand wash basin, chrome monobloc tap with tiled splashback and low flush w/c. Finished with wall mounted gas central heating radiator:

## LOUNGE



A very well proportioned lounge which is situated to the front of the property and has a uPVC double glazed window providing plenty of natural light, featured panelled wall, ample power points, T.V point telephone point, internet access point, two double panelled gas central heating radiators and a spindle staircase rises to the first floor. Door opens into the dining kitchen:

## DINING KITCHEN 15,1 x 9'7 (4.57m,0.30m x 2.74m'2.13m)



The dining kitchen is situated to the rear of the property with uPVC double glazed windows and double glazed patio door enjoys plenty of natural light which floods the room. This modern fitted kitchen has base and wall mounted units in High Gloss white with soft close fixings, incorporating under unit LED lighting, LED floor lighting, roll edged laminated working surfaces with contrasting tiled splash backs, inset stainless steel one and a half sink unit with drainer and mixer tap. Included are integrated appliances such as fridge/freezer, dishwasher, automatic washing machine, electric oven and grill with electric induction hob and matching extractor hood over. Finished with a wall mounted gas central heated radiator, inset ceiling spot lighting and vinyl flooring. There is also ample space for a dining table and chairs with a useful understairs storage cupboard. UPVC patio doors lead to the rear garden:

## TO THE FIRST FLOOR LANDING



To the first floor L-shaped landing offering a useful storage cupboard over the bulkhead, wall mounted gas central heated radiator and doors providing access to the following rooms:

## HOUSE BATHROOM 6'7 x 6'6 (2.01m x 1.98m)



A modern, fully tiled house bathroom with opaque uPVC window to the rear aspect, consisting of a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted shower over and shower screen, monobloc hand wash pedestal sink basin with water fall tap and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted chrome heated towel rail, ceiling extractor vent and tiled flooring:

## BEDROOM ONE 12'9 x 8'7 (3.89m x 2.62m )



A good sized double room with uPVC double glazed windows looking out to the front aspect Featuring built in wardrobes to one wall, ample power points and finished with a wall mounted gas central heating radiator:

## BEDROOM TWO 11'7" x 8'0"



A second double bedroom with uPVC double glazed window looking out over the rear garden. Finished with wall mounted gas central heated radiator:

Please note: the loft space is not permitted to be used.

## BEDROOM THREE 10'0" x 6'10



The third bedroom is set to the rear aspect with uPVC double glazed window, finished with a wall mounted central heating radiator:

Please note: the furniture is to be removed unless otherwise specified.

### EXTERNALLY



To the front of the property there is a flagged pathway leading to the front door, the pathway continues across the front of the property, then down the right hand side where there is a gate giving access to the rear. The rear garden is bordered by timber fencing and offers a lawned garden which is bordered by flowers and shrubs, gravelled area, decked patio area and a flagged patio area making it an ideal space for bistro dining and entertaining guests during the summer months. There is also water, power and security light:

### PARKING

To the front of the property there are two parking spaces directly in front of the property:

### ABOUT THE AREA - GOLCAR

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.

### 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

### Council Tax Bands

The council Tax Banding is "C"

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

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8193-7434-5780-9136-1926>

### Key Facts For Buyers

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3695893](https://sprift.com/dashboard/property-report/?access_report_id=3695893)

### 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.

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## Floor Plan

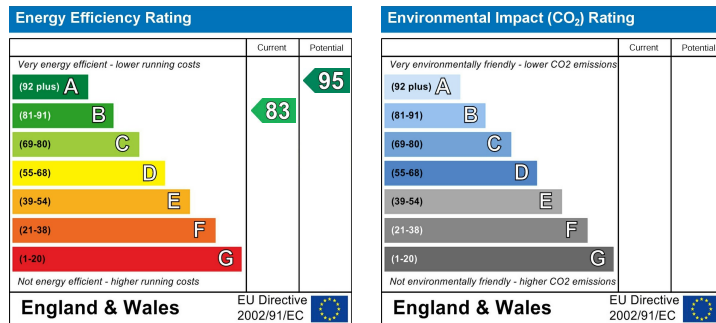


Ground Floor

1st Floor

Total approx floor area: 807.9 ft<sup>2</sup> (75.1 m<sup>2</sup>)  
 Ground Floor: 407.0 ft<sup>2</sup> (37.8 m<sup>2</sup>)  
 1st Floor: 400.9 ft<sup>2</sup> (37.2 m<sup>2</sup>)

## Energy Efficiency Graph



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