



## 35 Banks Crescent, Huddersfield, HD7 4RQ

**Offers Over £220,000**

Having been lovingly maintained by the current owners and occupying this highly sought after position within this very popular village of Golcar in Huddersfield, is this well appointed, three/four bedroom, semi-detached Chalet style property which offers superb accommodation with ample off road parking leading to a detached garage. Ideally situated close to village amenities, bus routes, well regarded local schools with access to the M62 motorway network for commuters and a short distance from Huddersfield town centre. This tastefully appointed property boasts gas central heating and uPVC double glazing throughout. Briefly comprises of: entrance L-shaped hallway, house bathroom, spacious dining kitchen, fourth bedroom, well appointed lounge and a further reception room/third bedroom. To the first floor landing: there are two good sized double bedrooms one of which benefits from built-in wardrobes and en-suite facilities. Externally the property boasts astro-turfed garden to the front aspect with paved steps and block paved driveway leading to the detached single garage, providing ample off road parking. To the rear is an enclosed, patio garden with shrub and flower border. Viewings are highly recommended to appreciate what this property has to offer! Tel ADM Residential today on 01484 644555 to arrange your viewing today!

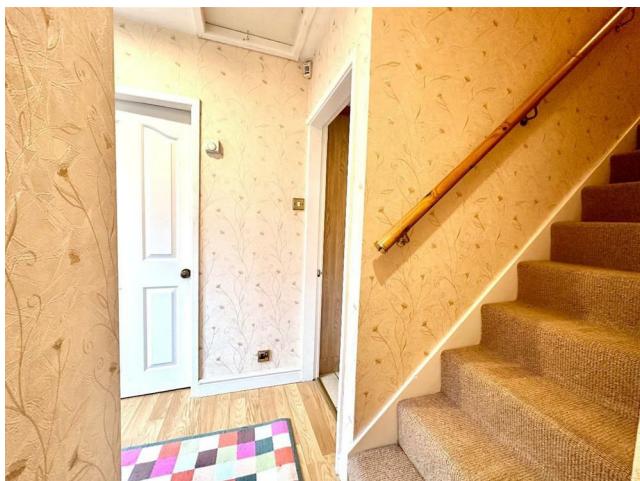
\*VIRTUAL VIEWING AVAILABLE SOON\*

## ENTRANCE SIDE DOOR



UPVC entrance side door with double glazed glass panel, leads to:

## HALLWAY



L-shaped reception hallway with staircase rising to the first floor and access to a loft space via loft hatch. Offering a useful storage cupboard and security alarm panel, finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Doors leading to:

## BATHROOM 7'4 x 4'6 (2.24m x 1.37m)



Fully tiled house bathroom with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted shower over, hand wash basin with waterfall tap and low level flush w/c. Finished with panelled ceiling, inset ceiling spotlights, wall mounted chrome heated towel rail and tiled flooring:

## DINING KITCHEN 12'7 x 10'5 (3.84m x 3.18m)



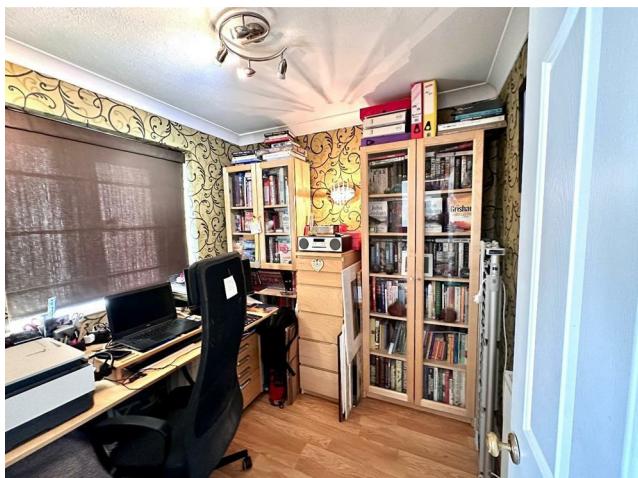
Spacious dining kitchen with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in solid Oak wood and chrome effect fittings, granite effect working surfaces with matching splashback and inset sink unit with built-in drainer and mixer tap. Integrated electric oven and four ring gas hob with stainless steel extractor hood over, integrated dishwasher, washing machine and fridge freezer. Additionally, there is plumbing for a dryer and housing for the combi-boiler. Finished with ample space for dining table and chairs, useful understairs storage cupboard/pantry, wall mounted double panelled gas central heated radiator and tiled flooring:

### LOUNGE 13'7 x 10'4 (4.14m x 3.15m)



Well appointed lounge with uPVC double glazed window overlooking the front garden. Featuring a stone fire surround with inset coal effect living flame gas fire, matching back and hearth. Finished with coved ceiling, twin aspect wall mounted lighting, T.V point, telephone point, wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Door leads to:

### OFFICE/BEDROOM THREE 7'9 x 7'2 (2.36m x 2.18m)



A third bedroom, used by the current owner as an office space with uPVC double glazed window overlooking the front garden. Finished with coved ceiling, wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

### BEDROOM FOUR 9'4 x 7'4 (2.84m x 2.24m)

Fourth bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

### TO THE FIRST FLOOR

Staircase rises to the first floor with doors leading to:

### BEDROOM ONE 12'9" x 9'8 (3.89m x 2.95m)



Good sized primary bedroom with uPVC double glazed window overlooking the rear garden. Boasting useful en-suite facilities and finished with wall mounted double panelled gas central heated radiator:

### EN-SUITE 4'99 x 2'5 (1.22m x 0.74m)



Fully tiled en-suite shower room, featuring a two piece suite in white and chrome effect fittings comprises of: walk-in shower cubicle with electric shower over and glass door and a low level flush w/c. Finished with wall mounted double panelled gas central heated radiator and tiled flooring:

### BEDROOM TWO 13'8 x 9'8 (4.17m x 2.95m)



Second good sized double bedroom with uPVC double glazed window overlooking the front aspect. Featuring built-in under-eaves wardrobes with sliding doors and finished with wall mounted double panelled gas central heated radiator:

## EXTERNALLY



Externally the property boasts a well maintained, elevated astro-turfed garden to the front aspect with flagged steps and blocked paved driveway to the side aspect leading to a detached single garage with gated access to the rear garden. To the rear is a low maintenance, enclosed paved patio garden with mature shrub and flower border, an ideal space for enjoying the summer months. Finished with outdoor tap and fenced boundaries:

## DETACHED GARAGE



Single detached garage with up and over door, power and light:

## FURTHER PHOTOGRAPHS



A selection of further photographs:

## About The Area GOLCAR

Local schools in the Golcar area are as follows:

Golcar is a highly desirable area with access to great village shops and the popular Golcar Lily Event.

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

## Council Tax Bands

The council Tax Banding is "B"

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

## Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

## Tenure

This property is Leasehold.

Lease Start Date: 20/04/1978

Lease End Date: 01/01/2972

Lease Term: 999 years from 1 January 1973

Lease Term Remaining: 946 years

## **EPC LINK**

On order.

## **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.

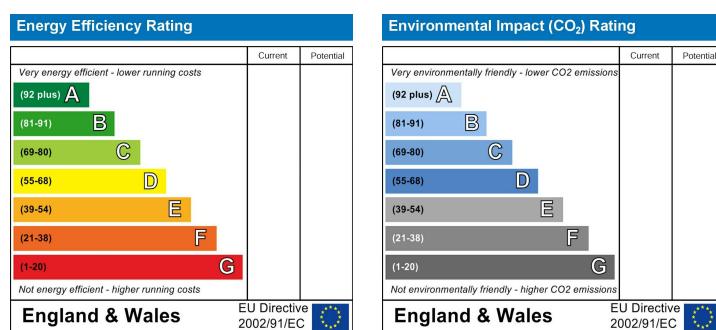
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Floor Plan

## Energy Efficiency Graph



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