



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



145 Leymoor Road, Huddersfield, HD7 4QX Offers In The Region Of £139,995

REDUCED BY £8,000* **POPULAR LOCATION OF GOLCAR CLOSE TO LOCAL SCHOOLS, NURSERIES AND AMENITIES** **IDEAL PURCHASE FOR THE FIRST TIME BUYER* This three bedroom, inner stone terraced property, situated in this much sought quaint village of Golcar in Huddersfield. Positioned close to all village amenities, bus routes and excellent transport links to Huddersfield town centre and M62 motorway network. The property has the benefit of double glazing throughout and gas central heating system. Accommodation briefly comprises: Entrance hall, spacious lounge, dining kitchen and under stairs storage with access to the rear garden. To the first floor: Three good sized bedrooms and a house bathroom. Externally there is a hardstanding garden to the front with on street parking and to the rear is a paved patio garden with separate astro-turf section. Viewing is highly recommended to appreciate the potential this accommodation has to offer! Call ADM Residential on 01484 644555 to arrange your viewing today! ***VIRTUAL VIEWING AVAILABLE SOON* **NO CHAIN****

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance door leads to:

HALLWAY



Entrance hall with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

LOUNGE 13'4 x 12'3 (3.96m'1.22m x 3.66m'0.91m)



Well appointed, spacious lounge with uPVC double glazed window overlooking the front garden allowing natural light to flood the room. Featuring modern fire surround with tiled back and hearth. Finished with T.V point, telephone point, coved ceiling and wall mounted gas central heated radiator:

DINING KITCHEN 16'6 x 7'9 (4.88m'1.83m x 2.13m'2.74m)



Good sized dining kitchen with twin aspect uPVC double glazed windows and door leading to the rear garden. Featuring a matching range of base and wall mounted units in white with chrome effect fittings, contrasting roll edged laminate working surfaces and complimentary tiled splash backs. Incorporating an inset stainless steel sink unit with drainer and mixer tap, integrated electric oven and four ring gas hob, plumbing for automatic washing machine and dryer with ample space for fridge freezer, dining table and chairs. Finished with wall mounted gas central heated radiator, wood effect laminate flooring and door leading to:

UNDER STAIRS

Useful under stairs storage:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via hatch, wall mounted gas central heated radiator and doors leading to all rooms:

BEDROOM ONE 12'1 x 10'1 (3.66m'0.30m x 3.05m'0.30m)



Generously sized double bedroom with uPVC double glazed window overlooking the front aspect. Featuring built-in storage cupboards to one alcove and finished with wall mounted gas central heated radiator:

BEDROOM TWO 10'1 x 9'1 (3.05m'0.30m x 2.74m'0.30m)



Second double bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

BEDROOM THREE 7'8 x 6'8 (2.13m'2.44m x 1.83m'2.44m)



Third bedroom with uPVC double glazed window overlooking the front aspect. Featuring bulk-head storage and finished with wall mounted gas central heated radiator:

HOUSE BATHROOM 6'1 x 6'1 (1.83m'0.30m x 1.83m'0.30m)



Fully tiled house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with electric shower over, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

EXTERNALLY



Externally the property offers a hard standing garden to the front aspect with stone wall boundaries, mature shrubs, paved path and on street parking. To the rear, there is an enclosed, paved patio garden with a separate astro-turf section. Finished with fenced boundaries and a gate leading to the rear:

About The Area GOLCAR

About the area are as follows:

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.

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 YouTube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This property is Leasehold.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8458-6423-4450-3543-4926>

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.

BOUNDARIES AND OWNERSHIPS

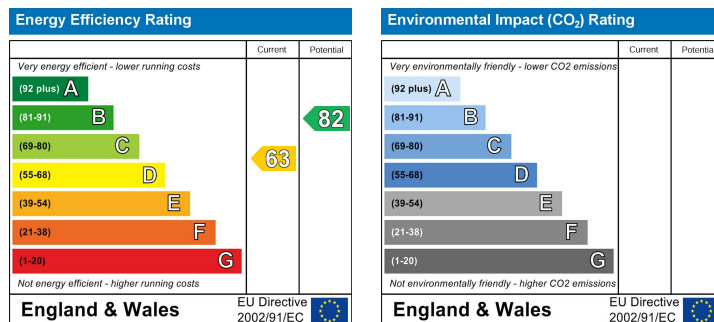
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

Floor Plan

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.