



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



35 Swallow Lane, HD7 4NB Best Offers Over £195,000

UNDEROFFER* *PRIME LOCATION OF GOLCAR Offered "FOR SALE" is this stunning, recently decorated, extended stone built through terrace property with three good sized bedrooms and landscaped low maintenance gardens to the front and rear. Situated in this popular residential area of Golcar in Huddersfield. Ideally positioned close to all village amenities, good bus routes and highly regarded local schools with idyllic local walks. The property benefits from double glazing and gas central heating throughout, briefly comprises of; A welcoming reception hallway, well appointed lounge, beautifully designed high spec dining/kitchen which leads onto the sun room set to the rear aspect and overlooking the garden. To the first floor landing there are three good sized bedrooms and modern house bathroom with four piece suite. Externally is a low maintenance garden to the front aspect with on street parking. To the rear is a delightful, well maintained garden with partly decked Astroturf areas. Viewings are highly recommended to appreciate what this property has on offer! Call ADM Residential today to arrange your appointment!

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



ENTRANCE DOOR

Entrance composite door leading onto:

RECEPTION HALLWAY

A well appointed, recently decorated reception hallway with spindle staircase leading to the first floor. Featuring coved ceiling, under stairs access to the cellar, wood effect flooring and doors leading to:

MODERN LOUNGE 12'5" x 10'11" (3.78 x 3.33)



A stunning, beautifully decorated lounge with double glazed uPVC window to the front aspect which allows natural light to flood the room. Featuring a fireplace with railway sleeper mantel over, black marble effect hearth and a coal effect stove, ceiling cornice and ceiling rose. Finished with T.V point, telephone point and wall mounted gas central heating radiator:

LARGE DINING KITCHEN 18'1" x 33'6" (5.51 x 10.2)



Beautifully presented, family orientated dining kitchen with uPVC window to the rear aspect. Featuring a modern range of base and wall mounted units in high gloss Slate Grey and Cream display units with under unit LED lighting. Complimentary laminate working surfaces contrasting tiled splash back and inset stainless steel sink and drainer with mixer tap. Integrated dishwasher, fridge freezer with an integral washer/dryer. Gas cooker point (Range-master can be purchased with further negotiation) bespoke

housing for combi-boiler, coved ceiling and chrome effect spot lighting. Finished with tiled effect laminate flooring and offers ample space for dining table and chairs. Archway leads to:

SUN ROOM 8'8" x 8'4" (2.64 x 2.54)



An impressive addition to the dining kitchen is this extended sun room which is an ideal space for dining or relaxing at home overlooking the rear garden. Welcoming an abundance of natural light, finished with tiled effect laminate flooring and wall mounted gas central heated radiator. UPVC door opens directly onto the patio area:

TO THE FIRST FLOOR LANDING



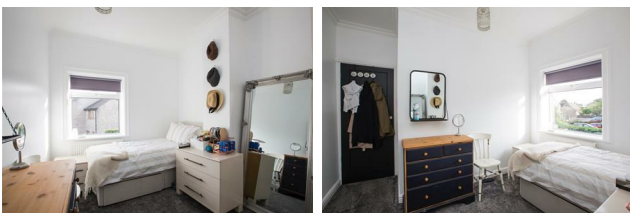
To the first floor landing with coved ceiling, access to a loft hatch and doors leading to:

BEDROOM ONE 11'11" x 11'0" (3.63 x 3.35)



A newly decorated double bedroom with uPVC windows to front aspect offering onward views. Finished with T.V point, coved ceiling and a wall mounted gas central heating radiator:

BEDROOM TWO 11'1" x 11'8" (3.38 x 3.56)



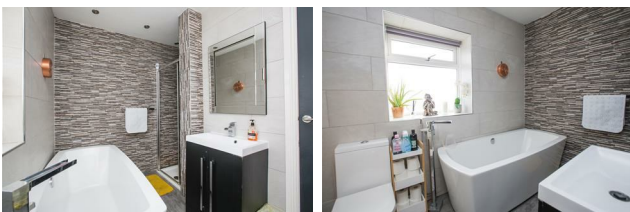
A second newly decorated double bedroom with uPVC windows to the rear aspect finished with coved ceiling and gas central heating radiator:

BEDROOM THREE 9'1" x 6'8" (2.77 x 2.03)



Good sized, newly decorated third bedroom with uPVC window to the front aspect, finished with coved ceiling and gas central heated radiator:

HOUSE BATHROOM 8'11" x 5'3" (2.72 x 1.60)



A recently renovated, fully tiled, family bathroom with uPVC opaque window to the rear aspect. Featuring four piece bathroom suite in white with chrome effect fittings. Comprising of:- free

standing bath with chrome effect waterfall tap, hand wash vanity unit with waterfall tap and low level flush w/c. There is also a walk-in shower cubicle with mains fitted shower unit. Finished with tiled effect flooring, chrome heated towel rail and inset chrome ceiling spot lighting:

EXTERNALLY



To the front aspect of the property offers a low maintenance garden with paved pathway and slate area with fenced and stone wall boundaries with wrought iron balustrade. To the rear of the property is a large south westerly facing, landscaped garden with decked patio, paved paths and slate boarders. Astroturf areas extend to ample seating area at the end of the garden which is perfect relaxing in the late evenings and entertaining during the summer months. Gate provides right of access:

FURTHER INTERNAL PHOTOGRAPHS



A selection of further internal photographs:

FURTHER EXTERNAL PHOTOGRAPHS



A selection of further external photographs:

ABOUT THE AREA GOLCAR



Ideal Purchase for a growing family!

Local schools 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.

Council Tax Bands

The council Tax Banding is "B"

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

Tenure

This property is Freehold.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9208-6089-6212-5353-3930>

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.

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.

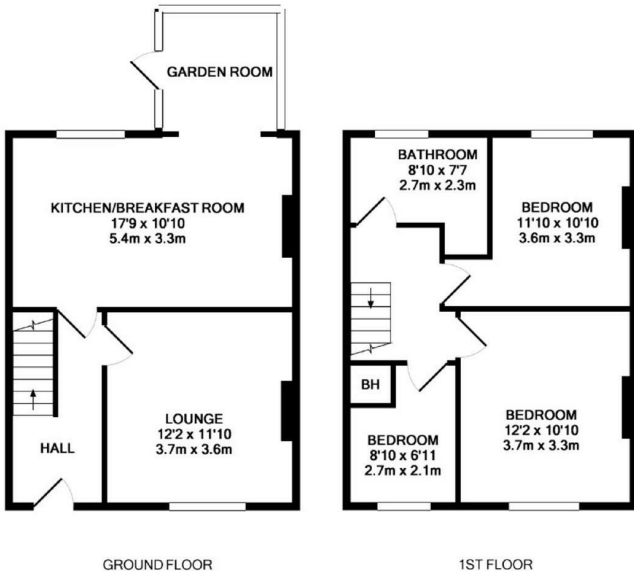
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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

COPYRIGHT ADM PARTICULARS

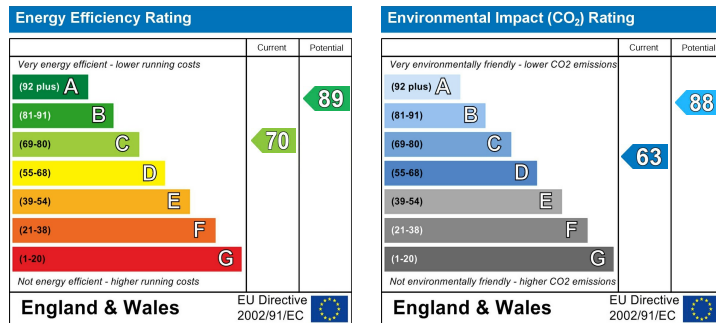
Please Note: Unauthorized reproduction prohibited.

Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2017

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.