



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



8 Church Lane, Huddersfield, HD7 5TA

Offers Over £249,995

REDUCED* *PRICED FOR A QUICK SALE WITH NO ONWARD CHAIN Standing within well kept gardens is this impressive two bedroomed semi detached residence with large attic space and rear extension, offering good sized family accommodation with off road parking and garage/work shop. Occupying a good position on Church Lane within walking distance of well regarded schools and adjacent to Broad Oak Cricket Club, nicely located on the edge of this delightful countryside and is still within easy reach of all the local shops and amenities in the nearby villages. The property boasts gas central heating and mostly Upvc double glazing, accommodation in brief comprises of: entrance door leading to a hallway, well appointed lounge, kitchen/dining with an attractive garden room and utility area. To the first floor landing, two bedrooms and modern shower room, access via second bedroom to a loft storage area/office. Externally driveway leads to a garage, very well maintained gardens to front and rear with summer house set within this quaint cottage garden This property must be viewed to fully appreciate what's on offer. Offered for sale with ***NO ONWARD CHAIN*** CALL ADM RESIDENTIAL TODAY 01484 644555, NOT TO BE MISSED!

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ENTRANCE DOOR



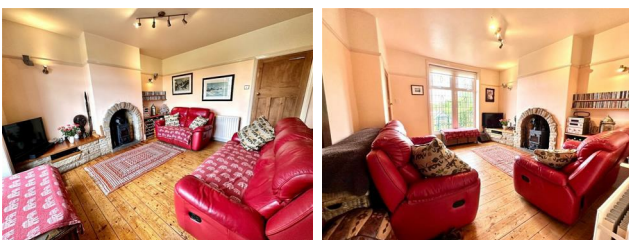
Entrance door leads to:

HALLWAY 4'3" x 3'8" (1.30m x 1.12m)



Welcoming hallway with staircase rising to the first floor landing. Finished with a coat rail and a wall mounted gas central heated radiator and door leading to:

LOUNGE WITH FEATURE WINDOW 13'4" x 12'9" (4.08 x 3.91)



A delightful lounge which is set to the front

aspect, featuring leaded uPVC window with onward views which provide an abundance of natural light to fill the room, built in stone arched fire place with built in T.V stand and shelving, complimented by a multi fuel stove set onto a stone flagged hearth. Finished with picture rail, wall mounted lighting, T.V point, wall mounted double panelled gas central heating radiator and original wood flooring. Door opens into the dining kitchen:

BREAKFAST DINING KITCHEN 16'6" x 9'0" (5.03 x 2.76)



The dining kitchen is situated to the rear of the property with uPVC double glazed window overlooking the delightful garden room, which allows plenty of natural light to flood the room. This modern dining kitchen is complimented by matching base and wall mounted units in Cashmere white with brushed chrome effect fittings, incorporating under unit LED lightings, granite effect working surfaces with travertine tiled splash backs and inset ceramic sink unit with drainer and mixer tap. Gas cooker point for a range cooker and matching onyx extractor hood over, space for a large fridge/freezer. Finished with a wall mounted gas central heated radiator, ceiling spot lighting and slate effect tiled flooring, ample space for a dining table and chairs, under stairs storage: (Please note: cooker and fridge freezer can be purchased via separate negotiations)

STORAGE

Useful under stairs storage area:

DINING AREA



Dining area photos:

FABULOUS GARDEN ROOM 13'1" x 8'6" (4.01 x 2.6)



A stunning addition to the property is this beautiful garden room extension with a bespoke triangle stained glass featured window, windows to the rear and side aspects with a stone Mullion featured wood window and further triple velux windows which provide an abundance of natural light. Upvc French doors which open onto the cottage style garden really brings a sense of tranquil living. Finished with drop flex lighting, under floor heating and Karndean tiled flooring:

UTILITY AREA



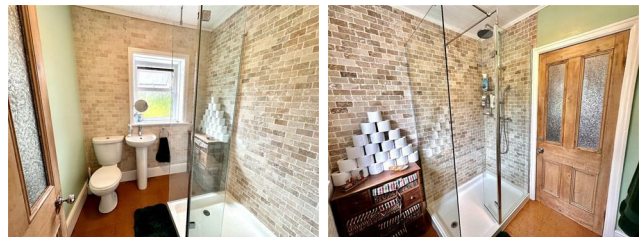
Access to a useful utility area with plumbing for an automatic washing machine and a condenser dryer, power and lights. There is a wall mounted combi boiler:

TO THE FIRST FLOOR LANDING



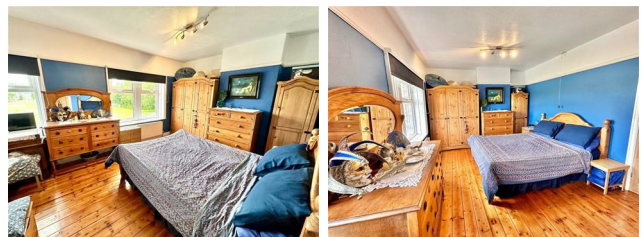
A staircase rises to the first floor landing with Upvc window to the side aspect, picture rail, spindle balustrade, wall light, access to a loft hatch with doors leading to:

HOUSE BATHROOM 6'6" x 6'4" (1.98m x 1.93m)



A modern, partly tiled house shower room with uPVC opaque window to the rear aspect, consisting of a three piece shower room suite in white with chrome effect fittings, comprising of: step in double shower with a mains fitted water fall shower and shower screen, hand wash pedestal basin with mono bloc tap and low level flush w/c. Finished with ceiling lighting, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE 16'6" x 10'11" (5.03 x 3.33)



A larger than average primary double bedroom with uPVC double glazed twin aspect windows over looking the front aspect enjoying stunning far reaching views and beyond, finished with a picture rail, bulk-head storage, wall mounted gas central heating radiator and original wood flooring:

(There is the possibility to convert into two bedrooms. Please seek your own independent advice)

BEDROOM TWO 10'11" x 10'2" (3.333 x 3.11)

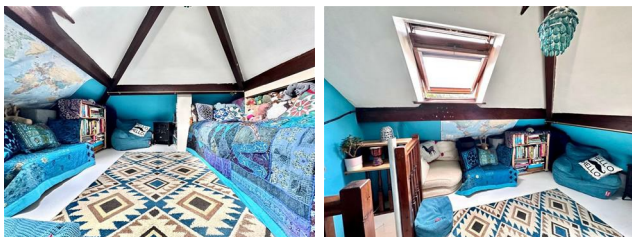


A spacious second double bedroom with uPVC double glazed window overlooking the rear aspect with countryside settings, a space saver staircase. Finished with picture rail and wall mounted gas central heating radiator, original wood flooring:

SPACE SAVER STEPS TO

Space saver steps leading to :

ATTIC SPACE/OFFICE SPACE 12' x 11'3 into eaves (3.66m x 3.43m into eaves)



A delightful attic space which is currently used as a snug, but great for storage and a perfect space for an office, boasting velux window to the rear, beam ceiling, spindle balustrade, wall mounted gas central heated radiator and under eaves storage:

EXTERNALLY



The property boasts a well kept garden to the front aspect with gravelled borders, mature shrubs and hedging with ample off road parking to the side. Flagged paths and raised steps lead to the front door and an attached garage. To the rear of the

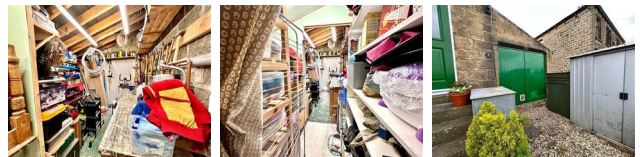
property is a well stocked cottage style garden with quaint seating areas, planted trees, shrubs and flower beds with a flagged patio space which would be ideal for entertaining outdoors during all seasons. There is also an outdoor light and tap:

SUMMER HOUSE



A charming summer house which is perfect for any day or evening relaxing in the garden:

GARAGE



An attached garage/workshop with double wooden doors, power and light, having access to further storage and a utility area:

GREENHOUSE



VIEWS



Views across Broad Oak Cricket Club:

EXTRA PHOTOS



A selection of extra photos:

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Linthwaite Ardron C of E (VA) Junior & Infant school, Colne Valley Specialist Arts College, Linthwaite Clough Junior Infant and Early Years Unit, Nields Junior Infant and Nursery School, Wellhouse Junior and Infant School, Golcar Junior Infant and Nursery School, Royds Hall, A SHARE Academy. Within walking distance of Broad Oak Cricket Club, nicely located on the edge of this delightful countryside and still within easy reach of all the shops and amenities in the nearby villages.

ABOUT THE VIEWINGS

Please contact ADM Residential for viewing information:

Council Tax Band C

The Council Tax Banding is "C"

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

Tenure

This property is Freehold:

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.

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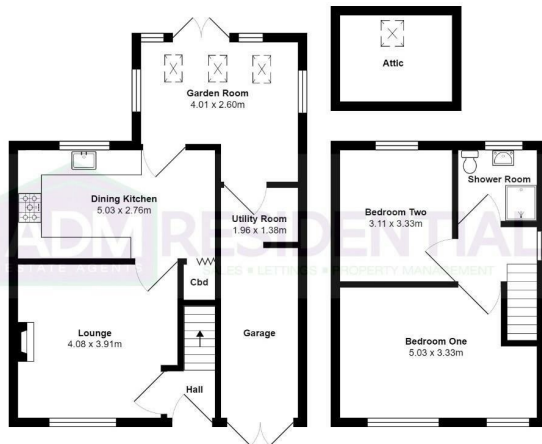
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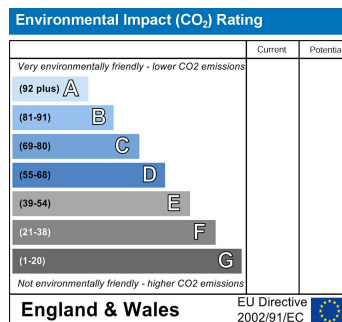
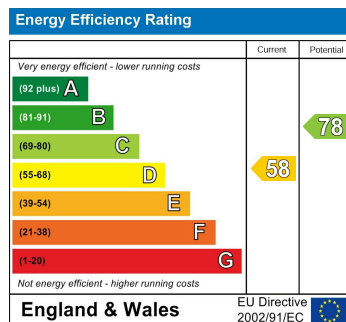
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Floor Plan



All measurements are approximate and for display purposes only

Energy Efficiency Graph



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