



RESIDENTIAL

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8 Swallow Lane, Golcar, Huddersfield, HD7 4LU

Price £145,000

OFFERED FOR SALE IN THE PRIME LOCATION OF GOLCAR VILLAGE Is this spacious, three bedroom, inner terrace property with on street parking to the front aspect. Ideally suited to an array of buyers including buy to let investors and first time buyers. Located in the very popular village of Golcar, Huddersfield, central for all local village amenities, bus routes, close proximity to the motorway network and with Bolster Moor being a short distance away. The accommodation is set over two floors and boasts gas central heating and double glazing throughout, the accommodation briefly comprises of: Composite entrance door with vestibule, spacious lounge with access to a cellar and kitchen which is set to the rear aspect. Inner hall provides access to the rear with staircase to the first floor landing where there are three good sized bedrooms and modern house shower room with double shower cubicle. Externally there is on street parking to the front. Viewings are by appointment only so please contact ADM Residential on 01484 644555 to arrange your viewing today! ***NO CHAIN***

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ENTRANCE DOOR

UPVC entrance composite door provides access to inner lobby with door leading to:

LOUNGE 15'1 x 13'4 (4.60m x 4.06m)



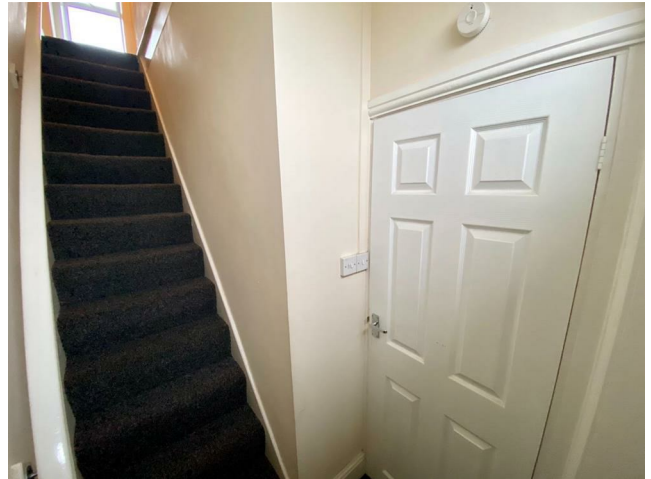
A spacious lounge with uPVC double glazed window to front aspect allowing an abundance of natural light to fill the room. Featuring a fireplace with stone railway sleeper mantle and stone hearth, TV point, telephone point and finished with wall mounted double panelled gas central heated radiator. Door leading to:

KITCHEN 11'1 x 8'5 (3.38m x 2.57m)



Good sized, well appointed kitchen with uPVC double glazed window to the rear aspect. Featuring a matching range of base and wall mounted units in Beech Wood effect with contrasting roll edged laminate working surfaces, complimentary tiled splash backs and an inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and four ring gas hob with extractor hood over. Additionally, there is ample space for fridge freezer, under counter appliances and plumbing for automatic washing machine. Finished with wall mounted double panelled gas central heated radiator, tiled effect flooring and door leading to:

INNER HALLWAY



An inner hallway with door leading to the rear aspect:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

SHOWER ROOM 7'7 x 7'6 (2.31m x 2.29m)



A partly tiled, modern house shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: walk-in double shower unit with mains fitted shower over, hand wash pedestal basin with hot and cold taps and low level flush w/c. Finished with extractor fan, wall mounted gas central heated radiator and tiled effect flooring:

BEDROOM ONE 10'10 x 7'4 (3.30m x 2.24m)



A good sized double bedroom with uPVC double glazed window overlooking the front aspect. Benefitting from built in wardrobes and storage cupboards with sliding doors to one wall, finished with wall mounted double panelled gas central heated radiator:

BEDROOM TWO 10'8 x 7'4 (3.25m x 2.24m)



A second, neutrally decorated good sized double bedroom with uPVC double glazed window to the rear aspect. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM THREE 7'9 x 7'4 (2.13m'2.74m x 2.13m'1.22m)



A third bedroom, which could also be used as a working from home space, with uPVC double glazed window overlooking the front aspect. Finished with wall mounted double panelled gas central heated radiator:

EXTERNALLY

Externally the property offers on street parking to the front and a path to the rear of the property leading to Swallow Lane:

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: 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

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 "A"

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 Freehold.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8841-6020-6639-2539-3992>

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.

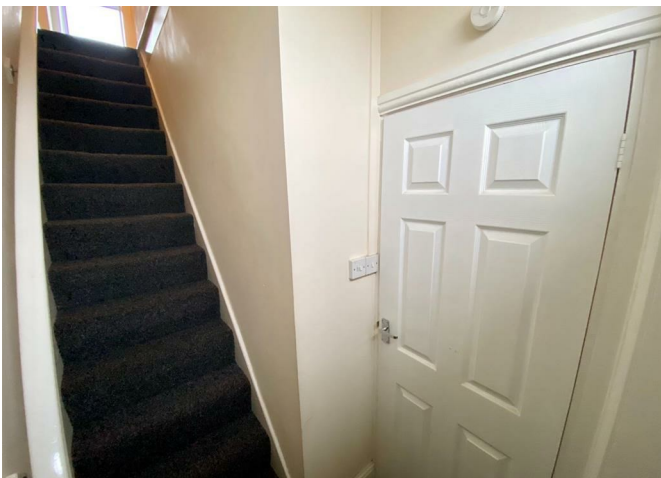
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

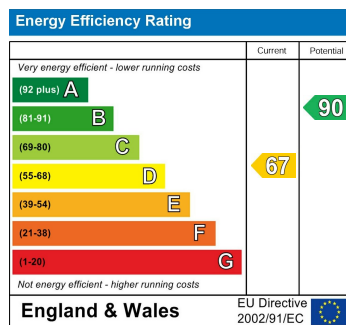
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Energy Efficiency Graph



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