



# RESIDENTIAL

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## 3 Stratford Close, Huddersfield, HD7 4BU

**Price Guide £154,995**

\*GUIDE PRICE £154,995\* \*NOT IN A CHAIN\* "SITUATED IN THIS IS HIGHLY SOUGHT AFTER LOCATION OF GOLCAR" \*PERFECT FOR AN ARRAY OF BUYERS\* \*WITH VACANT POSSESSION AND NO CHAIN\* An opportunity to purchase this SEMI-DETACHED bungalow in the popular village of Golcar, located close to all local amenities, bus routes, schools and good commuter links to Huddersfield Town centre and surrounding areas. The property boasts gas central heating and Upvc double glazing. Briefly comprising of:- entrance hallway with access to a good size lounge, kitchen, dining room, house bathroom and double bedroom. There is also access to a fully boarded loft space, which has been used as a second bedroom. Externally there is a large driveway to the side aspect providing ample off road parking, gated access leads to the low maintenance flagged garden to the front and well maintained rear garden with astro-turf and decking. " BOASTING CURB APPEAL AND VERY WELL MAINTAINED BY THE CURRENT OWNER\*. An internal viewing is highly recommended to appreciate all this property has to offer. Contact the agent today on 01484-644555!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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## ENTRANCE DOOR

An entrance Upvc side door leading to:

## HALLWAY



L-shaped hallway featuring useful storage cupboards, coved ceiling, wall mounted gas central heated radiator and doors leading to:

## BATHROOM 7'9 x 5'5 (2.36m x 1.65m)



Fully tiled house bathroom with Upvc opaque window to the side aspect featuring a three piece suite incorporating a panelled bath with electric shower, hand wash pedestal and a low level flush w/c. Finished with wall mounted spotlight and gas central heating radiator:

## LOUNGE ROOM 14'7 x 13'2 (4.45m x 4.01m)



Well appointed lounge with Upvc window to the side aspect and bay window overlooking the front

garden. Featuring an inset gas fire with mahogany fire surround with built-in display shelves, tiled back and hearth, T.V point, telephone point, coved ceiling, dado rail and a wall mounted gas central heating radiator:

## KITCHEN 9'11" x 7'11" (3.02m x 2.41m)



A fitted kitchen with Upvc window to the front elevation featuring a matching range of base and wall mounted units in white with a grey trim and satin chrome effect fittings, complimentary working surfaces, contrasting tiled splash backs and a stainless steel sink unit with drainer mixer tap. Gas cooker point, plumbing for automatic washing machine and space for a fridge freezer. Finished with coved ceiling, extractor fan and herringbone effect vinyl flooring:

## BEDROOM ONE 14'1 x 10'1 (4.29m x 3.07m)



A spacious double bedroom with Upvc window to the rear aspect, coved ceiling, T.V point and wall mounted gas central heated radiator:

### **DINING ROOM/BEDROOM 11'4 x 8'7 (3.45m x 2.62m)**



A well appointed dining room with Upvc patio sliding doors set to the rear elevation which overlooks the rear garden and Upvc window to the side aspect. Featuring coved ceiling, dado rail, T.V point and wall mounted gas central heated radiator. Finished with space saver stairs lead to the attic space which was built pre-1980s.

### **ATTIC SPACE 9'9 x 9'6 (2.97m x 2.90m)**



Good sized attic space with velux window to the rear aspect, featuring built in storage cupboards to one wall, useful under eaves storage to two side, t.v point:

### **EXTERNALLY**



To the front elevation there is a low maintenance flagged garden with shrubs and flower borders and a fenced boundary. To the side aspect a large tarmac driveway offering ample off-road parking for 2/3 vehicles. The rear offers a well maintained paved garden with an astro-turfed area, inset stone

planters, raised decked patio with fenced boundaries, perfect for outdoor entertaining during the summer months:

### **ABOUT THE AREA**

Golcar is a sought after village located on a hillside crest above Colne Valley. The area is situated near other villages such as Milnsbridge, Paddock and Lindley with bus routes into Huddersfield town centre and easy access to the Motorway Networks. Primary schools situated near this area are Golcar Junior, Infant & Nursery School, St. John's C of E Junior & Infant School, Beech Early Years Infant & Junior School, Beech Avenue.

High schools near Golcar are Colne Valley High School, Royds Hall High School and Salendinenook High 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)

### **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.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment on:

Tel-01484 644555 or our office mobile on 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

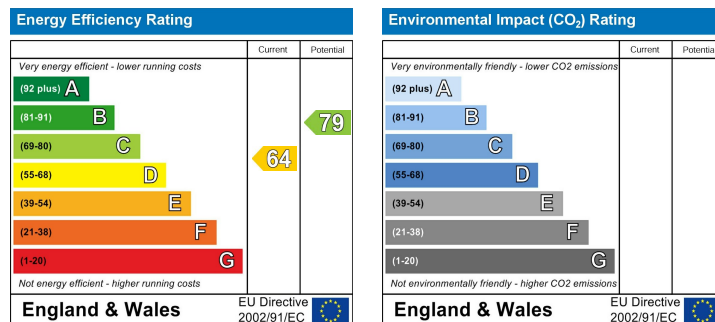
We also can offer you a virtual viewing which can be downloaded via the Youtube link.  
Please ask the agents for further details.

**ADDITIONAL PHOTOGRAPHS**

Additional photographs of the property:

## 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.

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