



RESIDENTIAL

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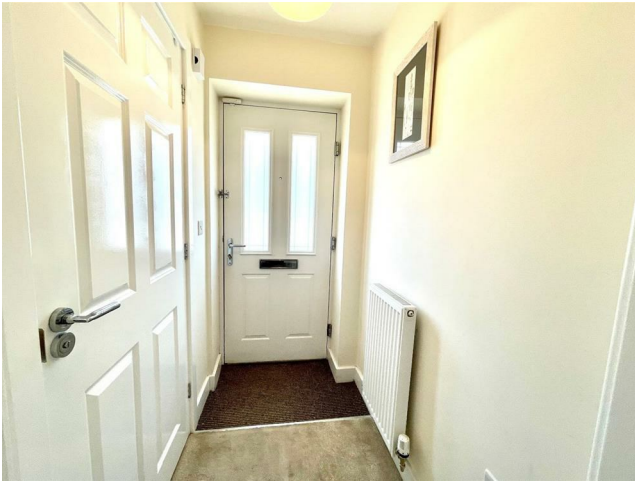
2 Mulberry Drive, Huddersfield, HD7 4FA Realistic Offers Considered £265,000

PRIME POSITION IN GOLCAR "FAMILY HOME" CONSTRUCTED BY JONES HOMES IN 2017" Situated on a small cul-de-sac set back from the main flow of traffic, is this extremely appealing two storey, three bedroom semi-detached residence, being well proportioned and tastefully decorated throughout with gas central heating system, uPVC double glazing and security alarm. The property is located within a popular and well regarded residential area of Golcar, being close to the village centre with local boutique shops, highly regarded schools and is accessible for J23 and J24 of the M62 motorway linking East Lancashire to West Yorkshire. The property briefly comprises of: entrance composite door leads to the reception hallway with a useful downstairs cloaks room/w.c, spacious lounge which then leads into the dining kitchen with french doors opening out onto this delightful conservatory and then onto the enclosed rear patio and gardens. To the first floor landing there are three good sized bedrooms and a modern house bathroom. Externally there are two parking spaces adjacent to the property with ample space and landscaped, south facing, corner plot gardens with gated access, flagged patio and mainly laid to lawn grounds with flower/fruit beds side access to the outside shed and outdoor light. *VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS ON OFFER* Viewings are by appointment only! Tel the Agent on 01484 644555 *VIRTUAL VIEWING AVAILABLE* EPC "B"

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ENTRANCE DOOR



A composite panelled and frosted double glazed door leads into:

RECEPTION HALLWAY

Entrance hallway with security alarm, wall mounted gas central heating radiator, doors leading to a separate cloaks room and door leading to:

SEPARATE W/C 4'8 x 3'4 (1.42m x 0.91m/1.22m)



A separate downstairs cloaks room with an opaque uPVC double glazed window to the front aspect, comprises of a two piece white suite consisting of:- corner hand wash pedestal basin, chrome mono bloc mixer tap with tiled splash back and low level flush w/c. Finished with wall mounted gas central heating radiator and tiled effect flooring:

LOUNGE ROOM 15'2 x 15 (4.62m x 4.57m)



A tastefully decorated and very well appointed lounge which is situated to the front of the property and has a uPVC double glazed window providing plenty of natural light. Finished with ample power points, T.V point, telephone point, two double panelled gas central heating radiators and a spindle staircase rises to the first floor. Door opens into the dining kitchen:

DINING KITCHEN 14'1 x 9'9 (4.29m x 2.97m)



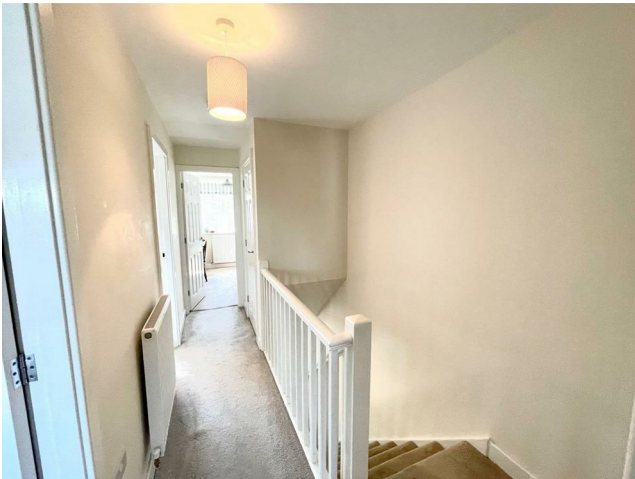
The dining kitchen is situated to the rear of the property with uPVC double glazed window and double glazed patio doors leading onto the conservatory which allow plenty of natural light to flood the room. This modern fitted kitchen is complimented by matching base and wall mounted units in Off-White with brushed chrome effect fittings, incorporating under unit LED lighting, roll edged Granite working surfaces with splash backs and inset stainless steel one and a half sink unit with drainer and mixer tap. Included are integrated appliances such as fridge/freezer, dishwasher, washer/dryer, electric oven with four ring gas hob and stainless steel extractor hood over. Finished with a wall mounted gas central heated radiator, ceiling spot lighting and Oak wood effect laminated flooring, with ample space for a dining table and chairs:

CONSERVATORY 12'2 x 9'10 (3.71m x 3.00m)



This conservatory is a stunning addition to the property which was built by the builders is set to the rear aspect with uPVC windows to all sides, french doors which open up onto the rear patio garden and beyond. Finished wall mounted gas central heated radiator, Karndean flooring and a ceiling fan:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, useful storage cupboard over the bulkhead, wall mounted gas central heated radiator and doors leading to:

HOUSE BATHROOM 6'9 x 6'5 (2.06m x 1.96m)



A modern, fully tiled house bathroom with uPVC opaque window to the rear aspect, consisting of a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted shower unit over and shower screen, hand wash pedestal basin with mono bloc tap and low level flush W/C. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator, ceiling extractor vent and tiled flooring:

BEDROOM ONE 12'7 x 8'8 (3.84m x 2.64m)



A spacious double bedroom with uPVC double glazed window overlooking the front aspect. Finished with ample power points, TV point and a wall mounted gas central heating radiator:

BEDROOM TWO 11'8 x 8'8 (3.56m x 2.64m)



A second good sized double bedroom with uPVC

double glazed window looking out over the rear garden and enjoying lovely far reaching views beyond, there is loft access via a loft hatch and a wall mounted gas central heating radiator:

BEDROOM THREE 10'4 x 7'2 (3.15m x 2.18m)



The third bedroom is set to the front aspect with uPVC double glazed window, ample power points and a wall mounted central heating radiator:

EXTERNALLY



This property boasts a substantial corner plot with ample off road parking and a flagged pathway leading to the front door with plant beds, outdoor tap and outdoor light. The flagged pathway continues across the front of the property, then down the right hand side where there is a gate giving access to the rear. To the rear of the property is a mainly laid to lawn, south facing garden which is bordered by timber fencing, planted trees, shrubs and flower beds with a flagged patio. An ideal private space for entertaining outdoors during the summer months:

PARKING



To the front of the property there are two parking spaces adjacent to the property:

FURTHER PHOTOGRAPHS



A selection of photos:

FURTHER EXTERNAL PHOTOGRAPHS



A selection of external photos:

About The Area GOLCAR

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 "C"

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/0650-3816-7749-9423-7131>

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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.

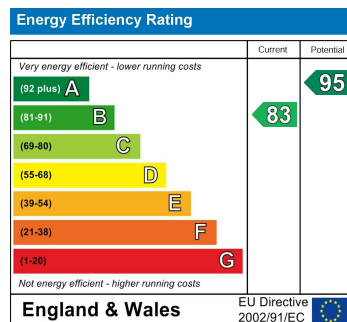
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Floor Plan



Energy Efficiency Graph



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