



RESIDENTIAL

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15 Vineyard Leymoor Road, Huddersfield, HD7 4RN

Offers Over £187,995

"ATTENTION" "GREAT OUTSIDE SPACE" **SET IN THIS MUCH SOUGHT AFTER LOCATION OF THIS EVER POPULAR AREA IN GOLCAR** Offered for sale is this beautifully presented, three bedroom "SEMI-DETACHED" property with GARAGE DRIVEWAY AND LARGE GARDENS. Being well placed for all the village amenities, local school's, bus routes, country walks and easy access to the M62 motorway networks. The property boasts, gas central heating, uPVC double glazing, spacious family sized accommodation. Comprises of: Entrance door/hallway, lounge, modern breakfast kitchen and a conservatory. To the first floor landing: there are three bedrooms and a stylish modern house bathroom. Externally offering gardens to front and rear with driveway to the side providing ample off road parking which leads to a detached garage. To the rear a large garden being landscaped by the current owners, raised decked area and a play area. Ideally suitable for a variety of buyers, an early viewing is highly recommended to avoid disappointment. Please phone us to arrange a viewing or mobile out of office hours.Intro -

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ENTRANCE DOOR

An entrance composite door leads to:

HALLWAY



Entrance hallway with staircase rising to the first floor landing, finished with a wall mounted gas central heating radiator and laminated wood effect flooring, door leading to:

LOUNGE 16'1" x 13'8" (4.90m x 4.17m)



A well appointed lounge with Upvc windows to the front and side aspect. Featuring a modern fitted fire surround with marble effect back and hearth, inset coal effect living flame gas fire. Coved ceiling, both a telephone and TV point, wall mounted double gas central heated radiator, finished with laminated wood effect flooring. There is a useful under stairs storage cupboard and door leading to:

BREAKFAST KITCHEN 13'8 x 9'10 (4.17m x 3.00m)



A recently fitted stunning breakfast kitchen with uPVC window and French doors set to the rear aspect leading onto the conservatory. Featuring a stylish range of modern base and wall mounted units in High Gloss Grey Turquoise together with double drawer units all are soft closing and complemented by laminated working surfaces, incorporating a breakfast bar unit. An inset scratch resistant resin ash grey sink unit with matching monobloc mixer tap. There is a cooker point for gas or electric matching extractor hood over, built in combination microwave oven, housed combi-boiler. Integrated dishwasher and space for an American Style Fridge freezer. Finished with LED down lights and under unit lighting, laminated wood effect flooring, French doors leading to:

CONSERVATORY 10'6 x 9'3 (3.20m x 2.82m)



A stunning conservatory is a great addition to this fabulous property, featuring french doors leading to the patio garden, privacy featured wall, power points, finished with wood effect vinyl flooring:

TO THE FIRST FLOOR LANDING



To the first floor landing giving access to all rooms and a useful loft hatch with a pull down ladder, being partly boarded and insulated:

MODERN HOUSE BATHROOM



A Fully tiled, modern, house bathroom with opaque uPVC double glazed window to side aspect. Featuring ceiling spot Led lights and chrome effect fixings. Comprises of:- a three piece bathroom suite in white consisting of P-Shaped panelled bath with glazed splash screen, waterfall shower over bath and shower attachment, incorporating vanity wash basin unit with a chrome monobloc waterfall tap and a low level flush w.c, Finished with vinyl laminated effect flooring:

BEDROOM ONE 11'1 x 10'3 (3.38m x 3.12m)



Recently decorated double bedroom with Upvc twin aspect double glazed windows to the front elevation. Featuring built in wardrobe fitted to one alcove, bulk head storage cupboard, T.V.Point, coved ceiling and a wall mounted gas central heating radiator:

BEDROOM TWO 9'8 x 7'2 (2.95m x 2.18m)



The second double room is tastefully decorated with a Upvc double glazing window to the rear aspect, finished with coved ceiling, finished with wall mounted gas central heating radiator:

BEDROOM THREE 6'4 x 6'3 (1.93m x 1.91m)



The third bedroom with Upvc double glazed window to rear aspect, featuring a useful storage cupboard, wall mounted gas central heating radiator:

GARAGE



A single garage with up and over door, power and lighting, plumbing for an automatic washing machine, and vent for a tumble dryer:

CAR CHARGER STATION

Please note there is a electric car charger station fitted :

Externally



To the front elevation having paved path and an adjacent lawned garden, benefits from a tarmac driveway to the side aspect which leads to a single detached garage, offering ample off road parking. To the rear a well sized laid to lawn garden with flagged patio, flagged paths which continues to the Wendy house set within this rebound play safe child's play area set to the rear of the garage. There is also a raised decked seating area perfect for dining in the summer evenings. South facing with privacy, finished with fenced boundaries, an Ideal outdoor space for any growing family:

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

Tenure

This property is (FREE HOLD)

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 a n 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.

Council Tax Bands

The council Tax Banding is "C "

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

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.

FURTHER PHOTOS



A selection of photos



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
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