



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 19 Intake Road, Huddersfield, HD7 4RB

**Asking Price £220,000**

ADM Residential are pleased to offer \*FOR SALE\* is this well appointed \*THREE BEDROOM\* semi-detached property with gardens and garage, situated in this ever popular residential area of Golcar. Located close to all local amenities, bus routes and well regarded schools with easy access to Huddersfield Town Centre and good transport links to the M62 motorway Network. The property boasts gas central heating and double glazing throughout with accommodation briefly comprising of:- Entrance hallway, spacious lounge, opening onto the dining room with patio doors leading to the rear garden, a recently fitted modern kitchen with uPVC rear door. To the first floor landing having access to a loft hatch, there are three good sized bedrooms, partly tiled wet room with a separate w/c. Externally the property benefits from a large driveway to the front leading to an attached single garage with up and over door and lawned garden with flower and shrub borders. To the rear is an enclosed partly lawned garden with flagged patio area. Internal viewings are highly advised on this property to appreciate the family sized space on offer! Please call the agent today on 01484 644555 to arrange your appointment! \*NO ONWARD CHAIN\* \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR



UPVC entrance door with twin aspect opaque windows leads to:

## RECEPTION HALLWAY



Neutrally decorated, welcoming reception hallway with staircase leading to the first floor landing, featuring under stairs storage cupboard, wall mounted gas central heated radiator and door leading to:

## LOUNGE 13'1 x 12'8 (3.99m x 3.86m)



Well appointed, spacious lounge with uPVC window to the front aspect allowing an abundance of natural light. Featuring a modern, wall mounted pebble effect electric fire, T.V point, telephone point and wall mounted lighting. Finished with wall mounted gas central heating radiator and doorway leading to:

## DINING ROOM 9'4 x 9'4 (2.84m x 2.84m)



The separate dining room is situated to the rear of the property with uPVC patio doors leading out into the rear garden. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

## KITCHEN 9'3 x 8'5 (2.82m x 2.57m)



Recently fitted, modern kitchen with uPVC window overlooking the rear garden. Featuring a matching range of soft close base and wall mounted units in High Gloss Cream with complimentary laminate working surfaces, contrasting tiled splash backs, inset stainless steel sink until with drainer and mixer tap. Integral electric oven with four ring gas hob with matching extractor hood over, integrated

washing machine and integrated fridge freezer. There is also a useful storage cupboard which houses the fuse box. Finished with inset ceiling spotlighting, laminated wood effect vinyl flooring and uPVC door providing side access:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC window to the side aspect, useful loft hatch, doors leading to:

### WET ROOM 5'6 x 5'4 (1.68m x 1.63m)



A fully tiled wet room with uPVC opaque window to the rear aspect, electric Mira shower with bi-folding doors and shower pole, hand wash pedestal basin with mixer tap. Finished with ceiling extractor fan and wall mounted gas central heated radiator:

### SEPARATE W/C 5'8 x 2'9 (1.73m x 0.84m)



A separate w/c with uPVC opaque window to the rear aspect. Featuring a low level flush w/c and finished with wall mounted gas central heated radiator:

### BEDROOM ONE 12' x 11'05 (3.66m x 3.48m)



A good sized double bedroom with uPVC window to the front aspect. Finished with wall mounted gas central heated radiator:

### BEDROOM TWO 11'2 x 10'11 (3.40m x 3.33m)



Newly decorated is this second good sized double bedroom with uPVC window overlooking the rear aspect, featuring built-in storage cupboards and finished with wall mounted gas central heated radiator:

### **BEDROOM THREE 9'1 x 7'1 (2.77m x 2.16m)**

Third bedroom with uPVC window to the front aspect, finished with bulk head storage and wall mounted gas central heated radiator:

### **EXTERNALLY**



The property benefits from a large, paved driveway to the front aspect providing off parking for two vehicles leading to an attached garage with up and over door, having lawned garden, boasting flower and shrub borders and stone wall boundaries. To the rear, is an enclosed laid to lawn garden with flagged patio area, flower and shrub borders with fenced boundaries. An ideal space for outdoor entertaining and bistro dining in the summer months:

### **GARAGE**



Attached garage with up and over door boasting power and light:

### **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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2745-9200-2902-6055>

### **Tenure**

This property is Freehold.

### **Council Tax Bands**

The council Tax Banding is "C"

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

### **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](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 details.

### **KEY FACTS FOR BUYERS**

[https://sprift.com/dashboard/property-report/?access\\_key=f1823dd239baee0c0a1fd45df583be71643ce](https://sprift.com/dashboard/property-report/?access_key=f1823dd239baee0c0a1fd45df583be71643ce)

### **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.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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