



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 24 Banks Crescent, Huddersfield, HD7 4RQ Offers In The Region Of £239,950

Occupying a highly sought after position within the ever popular village of Golcar in Huddersfield, is this well appointed, two/three bedroom, semi-detached Chalet style property having the great addition of an orangery. Providing superb sized accommodation with ample off road parking leading to a semi-detached garage. Ideally situated close to village amenities, bus routes, well regarded local schools with access to the M62 motorway network for commuters and a short distance from Huddersfield town centre. This tastefully appointed property boasts gas central heating and uPVC double glazing throughout. Briefly comprises of: entrance L-shaped hallway, well appointed kitchen, extended house bathroom, spacious lounge and a further reception room/third bedroom which leads to the orangery. To the first floor landing: there are two good sized double bedrooms. Externally the property boasts lawned gardens to the front and rear with tarmac driveway set to the side with a semi-detached garage providing ample off road parking. Viewings are highly recommended to appreciate what this property has to offer! Tel ADM Residential today on 01484 644555 to arrange your viewing! \*VIRTUAL VIEWING AVAILABLE SOON\*

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 COMPOSITE DOOR

Newly fitted entrance composite door with featured opaque glass panel leads to:

### RECEPTION HALLWAY



L-shaped reception hallway with staircase rising to the first floor landing and boasting a useful storage cupboard. Finished with dado rail, wall mounted gas central heated radiator and wood effect laminate flooring. Doors leading to:

### KITCHEN 9'6" x 7'7" (2.91 x 2.33)



Well appointed kitchen with uPVC window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in Beech wood effect, roll edged laminate working surfaces incorporating a stainless steel sink unit with drainer, mixer tap and complimentary tiled splash backs. Integral electric double oven/grill and integrated four ring gas hob with extractor hood over, plumbing for an automatic washing machine and space for an under counter fridge and freezer. Finished with inset ceiling spotlighting and wood effect vinyl flooring:

### EXTENDED HOUSE BATHROOM 15'5" x 7'3" (4.72 x 2.22)



A tasteful, larger than average, partly tiled, extended house bathroom with twin uPVC double glazed opaque windows to the front and side elevations. Featuring a four piece suite in white with chrome effect fittings consisting of: built-in bath with hot and cold taps, step-in shower cubicle with electric shower over, hand wash pedestal basin and low level flush w/c. Finished with inset ceiling spotlighting, ceiling extractor fan, twin wall mounted gas central heated radiators and wood effect vinyl flooring:

### LOUNGE 13'9" x 11'5" (4.2 x 3.5)



Spacious, neutrally decorated lounge with uPVC window overlooking the front garden allowing an abundance of natural light to fill the room. Featuring modern fire surround with inset electric fire, finished with T.V point, telephone point, wall mounted gas central heated radiator and wood effect laminate flooring:

### SECOND RECEPTION ROOM/BEDROOM THREE 10'2" x 10'2" (3.10 x 3.11)



Good sized, second reception room with uPVC door leading to the orangery. Used by the current owners as a dining room but could potentially be used as a third bedroom. Offering walk-in storage and finished with wall mounted lighting, wall mounted gas central heated radiator and wood effect laminate flooring:

### ORANGERY 9'9" x 12'9" (2.99 x 3.9)



A fantastic addition to this home is the orangery with privacy wall which is set to the rear aspect of the property, offering views of the garden and uPVC patio doors leading to the rear. Featuring a wood burning stove, T.V point and finished with terracotta tiled flooring:

### TO THE FIRST FLOOR LANDING

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

### BEDROOM ONE 15'1" x 10'6" (4.61 x 3.22)



A good sized double bedroom with uPVC window overlooking the front aspect and access to the loft via a hatch. Featuring a built-in closet and finished with a wall mounted gas central heated radiator:

### BEDROOM TWO 10'1" x 12'8" (3.09 x 3.88)



Second good sized double bedroom with uPVC window overlooking the rear aspect. Finished with a wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property offers a laid to lawn garden to the front aspect with paved path and tarmac drive to the side aspect leading to a semi-detached garage allowing ample parking for multiple vehicles. To the rear is a laid to lawn garden with scalloped shale borders, paved path, mature shrubs and fenced boundaries. An ideal space for enjoying and entertaining during the summer months:

### SEMI-DETACHED GARAGE



Semi-detached garage with up and over door, power and light. Outside light and security sensor light:

### **About The Area GOLCAR**

Local schools in the Golcar area are as follows:

Golcar is a highly desirable area with access to great village shops and the popular Golcar Lily Event.

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](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 the detail.

### **Council Tax Bands**

The Council Tax Banding is "B"

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

### **Tenure**

This property is Leasehold - £17.50 per annum - 999 Years From 1 January 1973 - 948 years remaining.

### **EPC LINK**

ON ORDER.

### **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		
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