



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 282 Scar Lane, Huddersfield, HD7 4AU

**Offers In The Region Of £175,000**

**\*\*OFFERED FOR SALE WITH NO CHAIN\*\* GREAT LOCATION OF GOLCAR\*\* "OFF ROAD PARKING"** This THREE BEDROOM TOWN HOUSE is offered for sale by ADM Residential. The property is ideally situated for all the local amenities in this highly sought after village of Golcar and excellent access to the surrounding areas, schools and benefits from good commuter links to Huddersfield Town centre. The property offers double glazing and gas central heating throughout with a security alarm, briefly comprising of: entrance security door leading to the reception hallway with storage a modern lounge and stunning dining kitchen with uPVC doors providing access to the rear garden. To the first floor landing there is access to a loft, three good sized DOUBLE bedrooms and a Victorian four piece bathroom suite in white. Externally the property boasts driveway to the front which provides off road parking and a low maintenance rear garden with summerhouse. Viewings are with the agent so please telephone 01484 644555 to arrange a viewing today! \*VIRTUAL VIEWING AVAILABLE\* \*NO CHAIN\* EPC RATED \*C\*

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## ENTRANCE DOOR



A uPVC security door leads to:

## ENTRANCE HALLWAY



A charming reception hallway with staircase rising to the first floor landing, there is also a useful under stairs storage cupboard which houses the fuse box and alarm panel:

## LOUNGE 13 10 x 10. 5 (3.96m 3.05m x 3.05m. 1.52m )



This well appointed lounge which is set to the front

aspect with uPVC window to the front elevation. Featuring covered ceiling, TV point, telephone point, modern limestone fire surround with limestone back and hearth, inset gas living flame fire and finished with wall mounted gas central heated radiator. Doors leading to:

## DINING KITCHEN 16 4 x 11 5 (4.88m 1.22m x 3.35m 1.52m )



Considered the heart of this property is a stunning dining kitchen with uPVC windows and a uPVC door which are set to the rear aspect, featuring a matching range of base and wall mounted units in High Gloss white with contrasting laminated working surfaces, inset resin sink unit with drainer and mixer tap, integrated Neff electric oven and grill with Neff induction four ring hob, stainless steel extractor hood over. There is plumbing for an integrated washing machine and dishwasher (which is negotiable) Space for an american style fridge freezer which is also negotiable, space for a dining table and chairs. Finished with t.v point, multi-flue stove on marble hearth set within the chimney breast, wall mounted gas central heated radiator, LED ceiling spotlights, wood effect laminate flooring , door leads to

## TO THE FIRST FLOOR LANDING



Staircase ascends to the first floor landing which gives access to all rooms and access to loft via hatch:

## HOUSE BATHROOM



A Victorian style house bathroom with uPVC double glazed opaque window to the rear aspect, featuring a four piece bathroom suite in white with chrome effect fittings, consisting of: panelled bath, a shower cubicle with electric shower unit, hand wash pedestal basin and a low level flush W/C. Finished with wall mounted chrome heated towel rail, wall mounted extractor fan and Altro Marine flooring:

## BEDROOM ONE



A well appointed double bedroom with uPVC double glazed window over looking the views to the front aspect, finished with T.V point and wall mounted gas central heated radiator: These is a wardrobe and a selection of items which be will negotiable:

## BEDROOM TWO



Good sized, recently decorated guest double bedroom which is situated to the rear aspect of the property with uPVC double glazed window over looking the rear garden. Finished with useful built-in storage cupboard to one alcove, T.V point and wall mounted gas central heated radiator:

## BEDROOM THREE



The third double bedroom with a uPVC window situated to the front aspect, offers bulk head storage and a walk-in storage cupboard and finished with wall mounted gas central heated radiator:

## EXTERNALLY



The property benefits from off road parking via paved driveway for on vehicle, well maintained flower beds and shrubs with partly lawned area, there is gated access to the side passageway which provides access to the rear private garden. Being mainly Astro-turfed with edged dwarf wall, paved paths and patio area, featuring mature shrubs and hedges along with a delightful summer house which boasts T.V points and power point. Finished with fenced and hedged boundaries with an outdoor water supply. There is also Keter 8' x 6' all weather shed and further storage sheds which can be negotiable, it's a perfect location to chill in the summer months and entertain guests:

## SUMMER HOUSE



A detached solid pine wood summer house which

is set to the bottom of the garden proving an deal amount of privacy, Wall mounted T.V point, power and light, finished with pine wood flooring, timber wood frame window and patio door:

### **DRIVEWAY**

This property offers off road parking via a paved driveway with parking for one vehicle:

### **FURTHER PHOTOS**



Please see a selection of extra photos:

### **Solid Fuel Burning Stove**



### **Tenure**

This property is ( LEASE HOLD) with Kirklees Council £0.87 per annum

### **Council Tax Bands**

The council Tax Banding is " A "

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/5300-2278-0222-2298-3973>

### **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](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.

### **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.

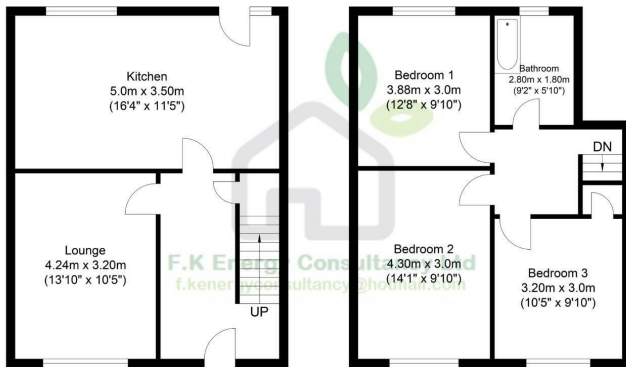
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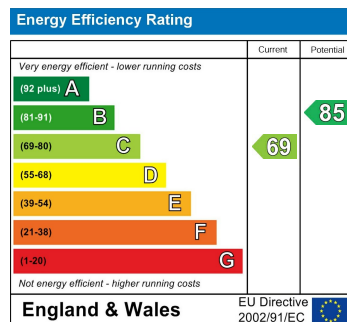
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## Floor Plan



## Energy Efficiency Graph



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