



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



63 Scar Lane, Huddersfield, HD3 4PW

Price £122,500

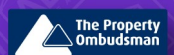
Welcome to this charming period terraced house located on Scar Lane in the picturesque area of Milnsbridge, Huddersfield. Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two lovely bedrooms, offering ample space for a small family or those in need of home office. The newly decorated bathroom adds a touch of modernity to this period property, blending contemporary comforts with traditional charm seamlessly. The modern kitchen is a standout feature, providing the ideal space for culinary enthusiasts to whip up delicious meals. One of the highlights of this property is the dedicated work-from-home space, allowing you to create a productive environment without compromising on comfort. Whether you're an entrepreneur, freelancer, or simply need a quiet area to focus, this feature is sure to meet your needs.

This property presents an ideal FTBuyer or buy-to-let investment opportunity, with its desirable location and attractive features. The absence of a chain simplifies the buying process, making it easier for you to secure this gem of a home.

Don't miss out on the chance to own this delightful terraced house in Milnsbridge. Embrace the blend of period character and modern convenience, and make this property your own. Call ADM Residential on 01484 644555 to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
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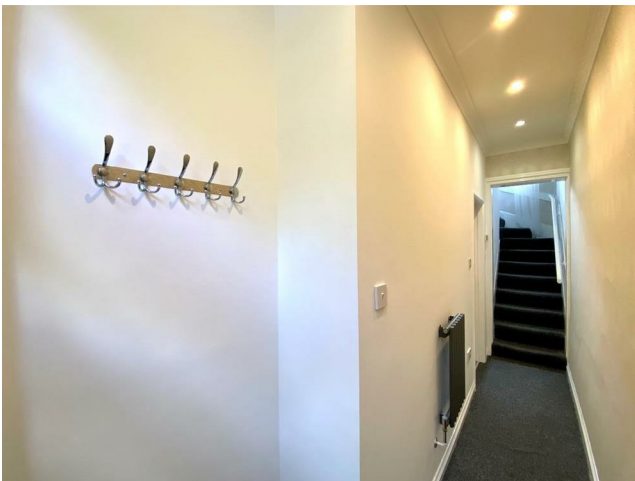


ENTRANCE DOOR



Newly fitted entrance uPVC door leading to:

HALLWAY



Reception hallway with a staircase rising to the first floor landing, featured wall mounted gas central heated radiator, ceiling spot lighting and doors leading to:

LOUNGE



Newly renovated lounge with uPVC double glazed window to the front aspect. Boasting an exposed Inglenook fire surround with inset electric fire, stone back and hearth. Finished with T.V.point, telephone point, wall mounted lighting and feature wall mounted gas central heated radiator. Sliding door with featured iron mongering provides access to:

KITCHEN



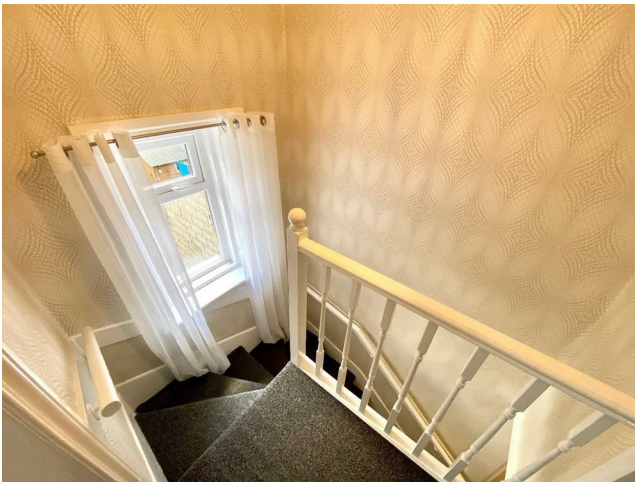
A modern kitchen with uPVC double glazed window to the rear aspect and a uPVC door with twin opaque glass panels leading to the flagged patio garden. Featuring a matching range of base and wall mounted units in white Gloss with roll edged laminate working surfaces, inset resin sink unit with drainer and mixer tap with complimentary tiled splash backs. Integrated

electric oven with four ring gas hob and black extractor hood over. Space for under counter fridge or a freezer and plumbing for a washing machine. Finished with wall mounted gas central heated radiator, laminate effect flooring and door leading:

STORAGE

Access to an under stairs storage area with uPVC double glazed window to the rear aspect, and wall mounted combi boiler, gas meter and electric meter:

TO THE FIRST FLOOR LANDING



Turning staircase rises to the first floor landing with spindle balustrade and uPVC double glazed window overlooking the rear aspect, access to loft hatch, Doors leading to all rooms:

STYLISH HOUSE BATHROOM



Beautifully presented partly tiled, modern house

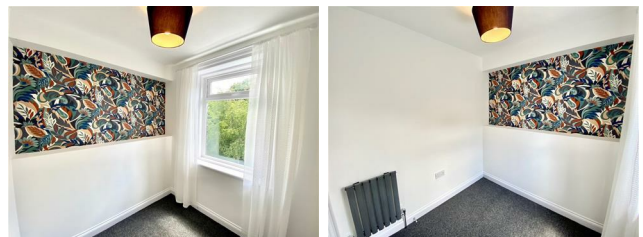
bathroom comprising of a three piece suite in white with chrome effect fittings. Consisting of: panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin and low level flush W/C. Finished with wall mounted extractor fan, wall mounted gas central heated radiator and tiled effect vinyl flooring:

BEDROOM ONE



A newly decorated, large double bedroom with uPVC double glazed window to the front aspect, featuring fitted storage cupboards to one wall and finished with wall mounted featured gas central heated radiator:

BEDROOM TWO/OFFICE



A tastefully decorated second bedroom which would also make an ideal 'working from space' with uPVC double glazed window to the rear aspect over looking the garden. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property offers an enclosed split level pebbled garden to the rear aspect with artificial grass area and paved pathway. Finished with fenced boundaries and gate providing access to the rear. On street parking is available to the front:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9912-2866-7396-9991-0731>

Council Tax Band

Council Tax Band "A"

Tenure

This property is Leasehold.

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

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BOUNDARIES AND OWNERSHIPS

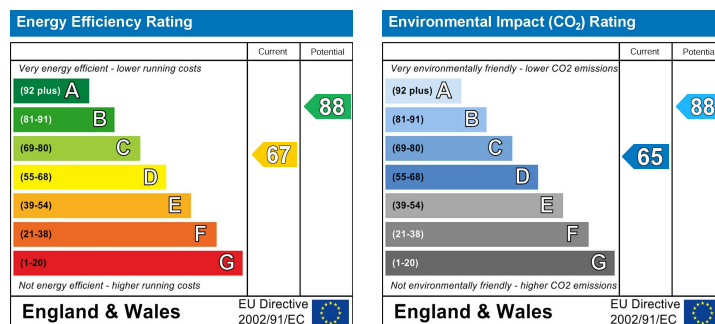
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Floor Plan

Energy Efficiency Graph



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