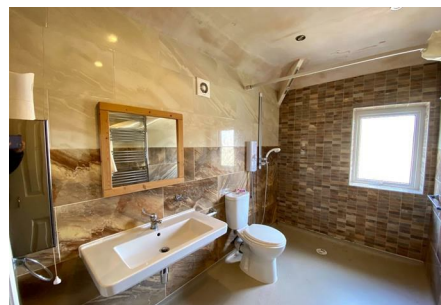
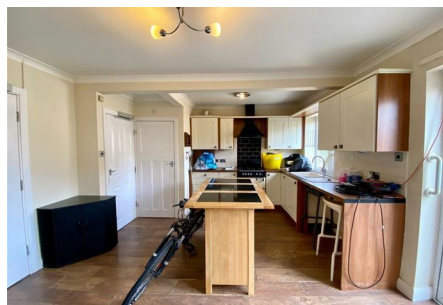




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



300 Scar Lane, Huddersfield, HD7 4AU

Price Guide £149,995

****GUIDE PRICE £149,995** RIPE FOR RENOVATIONS** "GREAT POSSIBILITIES FOR THIS THREE BEDROOM SEMI-DETACHED WITH LARGE DRIVEWAY."** Offered for sale by ADM Residential the property is set on a sizeable corner plot, accommodation set over two floors and offers possibility for extending the property further. Ideally well placed 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 briefly comprising of: entrance door leading to the hallway, spacious lounge and dining kitchen with separate w.c, patio doors provide access to the rear garden. To the first floor landing there is access to a loft, three good sized bedrooms and a wet room. Externally the property boasts driveway to the front which provides off road parking, large garden to the side and rear. Viewings are with the agent so please telephone 01484 644555 to arrange a viewing today! *VIRTUAL VIEWING AVAILABLE* *NO CHAIN*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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Entrance Door

Entrance uPVC composite door leading to:

Reception Hallway



Entrance hallway with alarm panel, gas central heated radiator, staircase giving access to the first floor, under stairs storage cupboard and doors leading to lounge and dining kitchen:

Lounge 14'2 x 11'6 (4.32m x 3.51m)



Good sized lounge with uPVC window to the front elevation, featuring coved ceiling, TV point, telephone point, modern wood fire surround with marble effect back and hearth, inset electric fire. Finished with built in storage unit to one alcove and wall mounted gas central heated radiator. Doors leading to:

Breakfast Dining Kitchen 17'9 x 13'6 (5.41m x 4.11m)



This is a large dining kitchen with uPVC windows and patio doors which are set to the rear aspect, does require some modernisation, features a

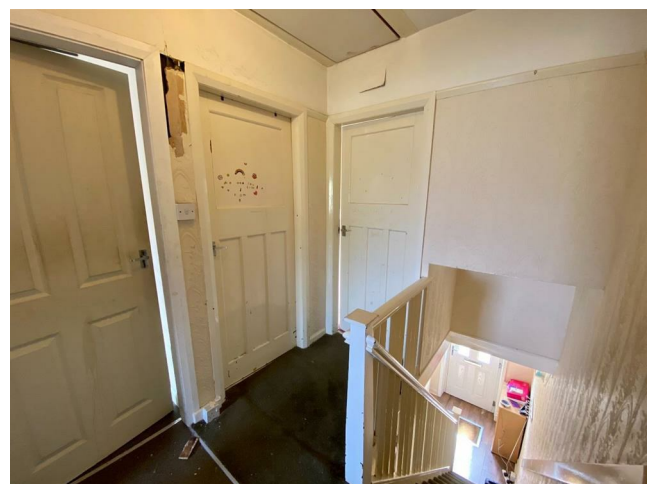
matching range of base and wall mounted shaker style units in Cream with contrasting laminated working surfaces, inset resin sink unit with mixer tap, gas cooker point (range cooker is included in the sale) extractor hood over, plumbing for an automatic washing machine and space for a dish washer or dryer, and ample room for fridge freezer. Finished with coved ceiling and wood effect laminate flooring, door leads to: (Please note there is disabled lift which goes into bedroom one)

Separate W/C 3'3 x 3'2 (0.99m x 0.97m)



A separate w/c with Upvc opaque window to the side aspect, featuring a two piece suite in white with chrome fittings consisting of:-, hand wash basin and a low level flush w.c:

To The First Floor



Staircase ascends to the first floor landing, giving access to all rooms and access to loft via hatch:

Loft

Access to a sizeable loft. (Please note: the loft is big enough for an attic conversion subject to obtaining planning permissions/building consent) Please ask your solicitor to make your own enquiries.

Wet Room / Shower Room 9'6 x 6'4 (2.90m x 1.93m)



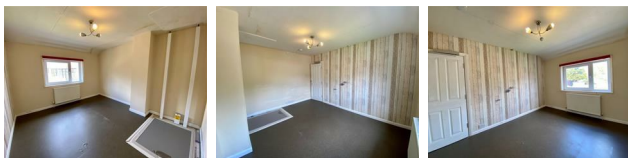
This is a large fully tiled wet room with Upvc double glazed opaque window to the rear aspect, featuring a wall mounted electric shower with curtain rail, a hand wash basin and a low level flush WC, finished with chrome effect fittings, chrome heated towel rail, wall mounted extractor fan and Altro Marine flooring:

Bedroom One 11'3 x 14'2 (3.43m x 4.32m)



A double bedroom to the front elevation with uPVC double glazed window over looking the view to the front aspect, finished with wall mounted gas central heated radiator:

Bedroom Two 13'9 x 12'9 (4.19m x 3.89m)



Good sized double bedroom is situated to the rear aspect of the property with Upvc double glazed window. Finished with gas central heated radiator and vinyl effect flooring: (Please note there is a disabled lift which goes from the kitchen into the bedroom.)

Bedroom Three 10'1 x 5'7 (3.07m x 1.70m)



The third bedroom is of good size with a Upvc window situated to the front elevation, bulk head storage and wall mounted gas central heated radiator:

Externally



The property boasts large corner plot gardens to the front with paved driveway which provides off road parking for two/three vehicles. To the side there is a flagged path and a large untufted area with shrubs and hedges, access via gates lead to the rear, this mainly flagged and uncultivated garden has a further flagged patio, fenced and hedged boundaries, there is also an outdoor water supply and a large summer house which is included in the sale:

Large Corner Plot / Driveway



Paved driveway provides ample off road parking:

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

****Property does require some modernisation and would make an ideal purchase for the first time buyer****

EPC Link

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9568-9991-6232-7597-5954>

Tenure

This property is (LEASE HOLD) with 999 years service charges approximately 0.99 pence a year:

Council Tax Bands

The council Tax Banding is "A"

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 Or 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. 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.

Property Updates

Approximately

Re-wire partially carried out in 2011

Boiler Approx 10 Years Old

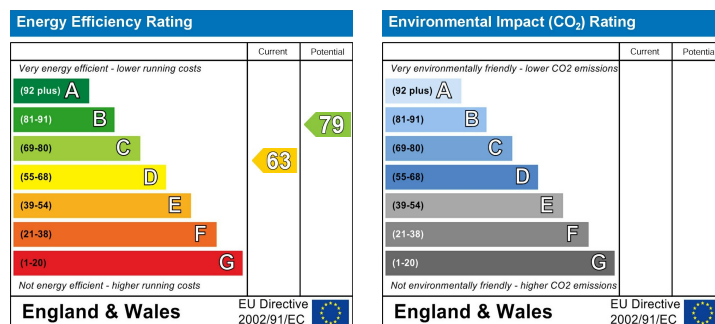
Loft insulated and boarded.

RSJ in roof of kitchen to support load bearing wall.

Roof was replaced around 15 years ago

Floor Plan

Energy Efficiency Graph



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