



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



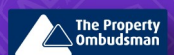
6 Knowl Bank, Huddersfield, HD7 4BJ

Reduced £164,995

* NEW PRICE* *NO ONWARD CHAIN* *OFFERED FOR SALE IN THIS POPULAR RESIDENTIAL LOCATION OF GOLCAR* *THREE BEDROOM MEWS* *IDEAL FOR THE FIRST TIME BUYER OR BUY TO LET INVESTOR* This well presented, stone built end mews converted from The Old Boarding School is set in this much sought after residential area of Golcar, Huddersfield situated close to all village amenities, restaurants/bars, bus routes, highly regarded schools, with easy access to Huddersfield Town centre and the M62 network. Boasting gas central heating and double glazing throughout, the property briefly comprises of:- Entrance reception hallway leading to the spacious lounge and dining kitchen with under stairs storage. To the first floor: two double bedrooms, a third single bedroom which is currently used as an office space and a modern house bathroom with access to the loft for storage. Externally the property offers off road parking with lovely views over the Colne Valley. Viewings are highly recommended to appreciate the family sized accommodation on offer! Contact ADM Residential on 01484 644555 to arrange your viewing today!
EPC RATING C *VIRTUAL VIEWING AVAILABLE SOON* *NO ONWARD CHAIN*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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ENTRANCE DOOR

An entrance UPVC entrance door leads to:

VESTIBULE



Entrance vestibule with staircase leading to the first floor landing, featuring wall mounted gas central heated radiator and solid oak wood flooring. Door leading to:

LOUNGE 14'5" x 12'10" (4.4 x 3.92)



A well appointed, spacious lounge with twin aspect uPVC windows to the front and side elevations. Featuring a T.V point, telephone point, finished with twin wall mounted gas central heated radiators and solid oak wood flooring. Door leading to:

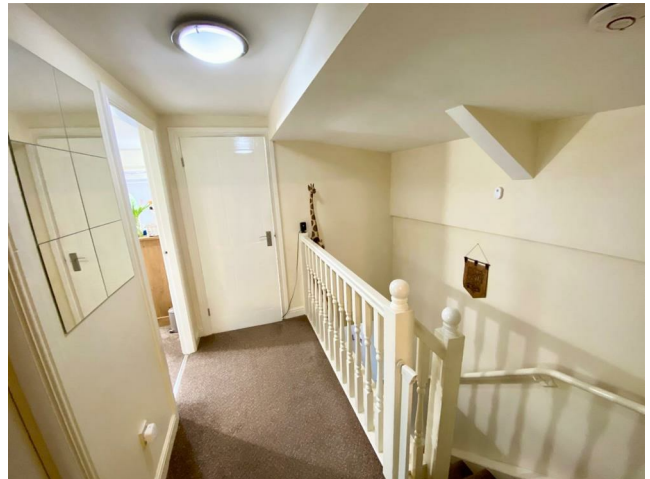
DINING KITCHEN 18'4" x 9'4" (5.6 x 2.86)



Good sized dining kitchen with uPVC window to the side aspect. Featuring a matching range of base and wall mounted units in White with laminated working surfaces and complimentary tiled splashbacks, incorporating a stainless steel

sink unit with drainer and mixer tap. Integral electric oven and Neff four ring gas hob with wall mounted Baxi combi-boiler, plumbing for an automatic washing and space for a fridge freezer. The dining area provides ample space for a dining table and chairs, finished with wall mounted gas central heated radiator and tiled flooring:

TO THE FIRST FLOOR LANDING



A staircase rises to the first flooring with spindle balustrade, providing access to the loft storage via hatch and doors leading to:

HOUSE BATHROOM 7'8" x 6'1" (2.34 x 1.87)



Partly tiled, modern house bathroom with wall mounted extractor fan, featuring a four piece bathroom suite in white with chrome effect fittings consisting of: panelled bath with mixer tap and shower attachment, corner shower cubicle with electric shower and glass sliding doors, hand

wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE 10'7" x 9'3" (3.23 x 2.83)



A good sized double bedroom with triple aspect uPVC feature arch windows to the front and side elevations. Finished with wall mounted gas central heated radiator:

BEDROOM TWO 13'1" x 10'7" (3.99 x 3.24)



A second good sized, neutrally decorated double bedroom with uPVC feature arch window. Featuring fitted wardrobes to one wall and finished with wall mounted gas central heated radiator:

BEDROOM THREE 7'7" x 7'2" (2.33 x 2.2)



Third bedroom which could also be used as an office space, with twin aspect uPVC feature arch

windows to the front and side elevations. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts an off-road parking space and lovely views across the Colne Valley:

About The Area GOLCAR

Boasting scenic walks throughout Golcar and up to Bolster Moor and Scapegoat Hill.

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 Or lettings@admresidential.co.uk

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3354644

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This property is Freehold.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8588-7323-5480-4980-7922>

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.

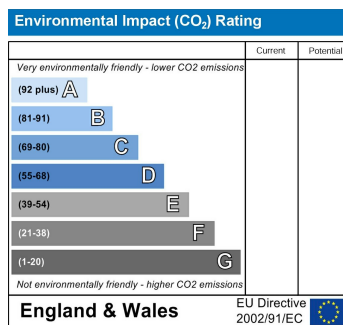
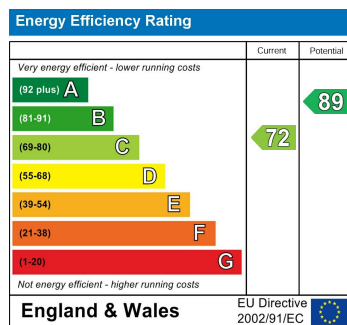
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Energy Efficiency Graph



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