



RESIDENTIAL

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2 The Orchard, Huddersfield, HD7 4PS

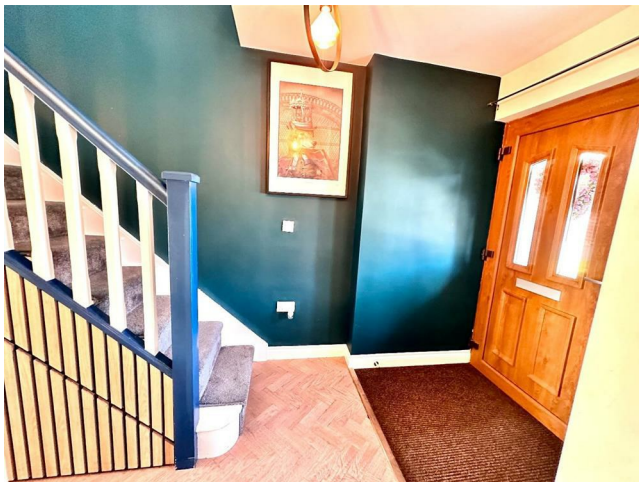
Offers In The Region Of £415,000

"NEW PRICE" *A HIDDEN GEM IN A SET BACK POSITION* ADM Residential are delighted to market this *BEAUTIFULLY RENOVATED BY THE CURRENT OWNERS*
FOUR DOUBLE BEDROOM EXECUTIVE DETACHED RESIDENCE boasting stunning accommodation with modern fixtures offering off road parking, integrated garage and benefits from being setback from the main flow of traffic. The property is located in the popular residential area of Golcar, Huddersfield closeby to all local shops, amenities and well regarding schools as well as the M62 motorway links. Boasting security alarm system, gas central heating and double glazing throughout, the property briefly comprises of: uPVC entrance door, reception hallway, well presented lounge, separate dining room, spacious kitchen with further access to a utility room, downstairs w/c and the integrated garage. To the first floor landing: four good sized double bedrooms and modern house bathroom with the primary suite boasting modern en-suite facilities. Externally offering a pebbled garden with hardstanding driveway to the front aspect with access to the integrated garage. To the rear is an enclosed, South facing laid to lawn garden with patio areas. Internal viewing is highly recommended to appreciate the sizeable accommodation on offer. Please call the office on 01484 644555 to arrange your viewing today!

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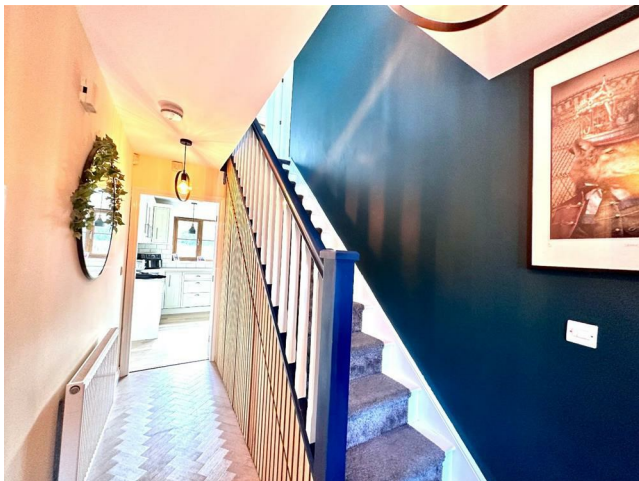


ENTRANCE DOOR



UPVC entrance door with twin aspect double glazed panels, leads to:

RECEPTION HALLWAY 15'9 x 5'91 (4.80m x 1.52m)



Welcoming reception hallway with spindle staircase with featured bespoke under stairs storage rising to the first floor landing, finished with wall mounted double panelled gas central heated radiator and parquet effect luxury vinyl flooring. Doors lead to:

LOUNGE WITH BAY WINDOW 17'92 x 10'85 (5.18m x 3.05m)



Well appointed lounge with uPVC double glazed bay window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a marble effect fire surround with inset coal effect gas fire with matching back and hearth. Finished with T.V point, telephone point and wall mounted double panelled gas central heated radiator:

KITCHEN 10'11 x 10'6 (3.33m x 3.20m)



Modern kitchen with uPVC double glazed window overlooking the rear aspect, featuring a matching range of base and wall mounted Shaker-style units in cream with chrome effect fittings, quartz effect working surfaces with inset stainless steel sink unit with mixer tap and complimentary tiled splashbacks. Additionally there is space for a rangemaster and integral extractor hood over. Finished with inset ceiling spotlighting, under unit LED lighting, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring. Doors lead to:

DINING ROOM 10'2 x 9'8 (3.10m x 2.95m)



Good sized separate dining room with uPVC sliding door leading out onto the rear garden. Offering ample space for a dining table and chairs, finished with wall mounted double panelled radiator and wood effect vinyl flooring:

UTILITY ROOM 6'7 x 5'2 (2.01m x 1.57m)



Useful utility room with uPVC side entrance door. Featuring a matching range of base and wall mounted Shaker-style units in cream with chrome effect fittings, quartz effect working surfaces, tiled splashbacks and plumbing for an automatic washing machine. Finished with separate access to the integral garage and wood effect vinyl flooring. Door leads to:

DOWNSTAIRS W/C 5'1 x 2'9 (1.55m x 0.84m)



Benefitting from a downstairs w/c with uPVC double glazed opaque window to the side aspect. Comprises of: corner hand wash vanity basin with tiled splashbacks and a low level flush w/c. Finished with extractor fan, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the U-shape landing with twin aspect uPVC double glazed window overlooking the front and rear elevations. Finished with wall mounted double panelled gas central heated radiator and doors leading to all rooms:

PRIMARY BEDROOM 12'34 x 10'76 (3.66m x 3.05m)



Fantastic sized primary double bedroom with uPVC double glazed window overlooking the rear garden. Featuring a built-in wardrobe with mirrored sliding doors, finished with T.V point and wall mounted double panelled gas central heated radiator. Door leads to:

EN-SUITE 4'84 x 4'51 (1.22m x 1.22m)



Fully tiled, en-suite shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: shower unit with mains fitted shower over and glass splash screen, hand wash vanity basin with waterfall tap and an incorporated low level flush w/c. Finished with inset ceiling spotlighting, extractor, wall mounted heated towel rail and tiled flooring:

BEDROOM TWO 11'15 x 10'69 (3.35m x 3.05m)



Well appointed second double bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM THREE 8'72 x 8'57 (2.44m x 2.44m)



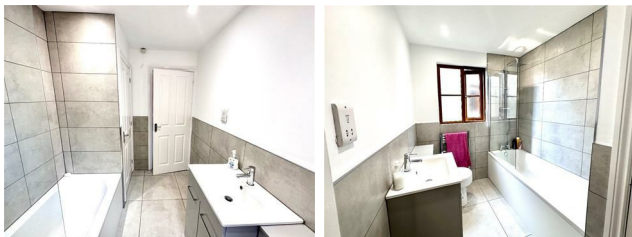
Third double bedroom with uPVC double glazed window overlooking the front aspect. Featuring a panelled wall and access to the loft via pull down ladders, finished with wall mounted double panelled gas central heated radiator:

BEDROOM FOUR 11'99 x 7'07 (3.35m x 2.31m)



Fourth double bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted double panelled gas central heated radiator:

HOUSE BATHROOM



Partly tiled, modern house bathroom with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over and glass splash screen, hand wash vanity basin with waterfall tap and an incorporated low level flush w/c. Finished with inset ceiling spotlighting, useful built-in storage cupboard, shaving point, wall mounted chrome heated towel rail and tiled flooring:

EXTERNALLY



Externally the property boasts a limestone gravelled garden to the front aspect with paved paths leading to the side aspects, as well as a hardstanding driveway leading to the integral garage providing ample off road parking. To the rear is an enclosed, South facing laid to lawn garden with built-in planters and a large paved patio area, perfect for entertaining guests and bistro dining during the summer months. Finished with outdoor tap, security light and fenced boundaries:

GARAGE



Integral garage with power, light and up and over door:

ADDITIONAL INTERNAL PHOTOS



A selection of additional internal photographs:

ADDITIONAL EXTERNAL PHOTOS



A selection of additional external photographs:

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

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

Golcar provides easy access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre.

Golcar Lily Day happens every year around May time and is a celebration of life in Golcar. It is a community organisation run by volunteers.

Council Tax Bands

The council Tax Banding is "D"

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

Tenure

This property is Freehold.

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up

to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0244-2871-7080-9908-2001>

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.

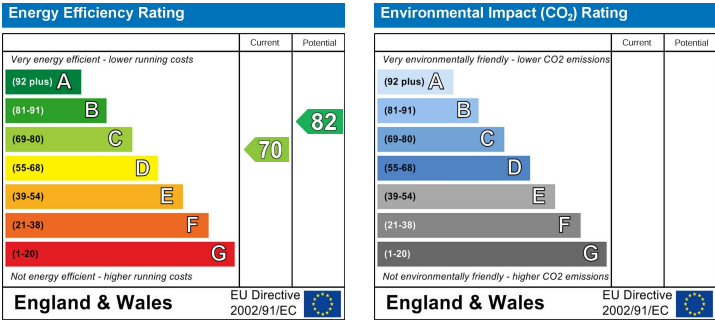
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Floor Plan



Energy Efficiency Graph



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