



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



23 Moorcroft Avenue, Huddersfield, HD7 4QH

Offers In The Region Of £200,000

ADM Residential are pleased to offer to market this *EXTENDED END TERRACE* *FOUR* bedroom property offering off road parking, gardens and stunning countryside views. Ideally positioned away from the main flow of traffic within the popular residential area of Golcar, situated near to all local amenities, bus routes and well regarded schools with easy access to the motorway network and surrounding areas. The property benefits from uPVC double glazing and gas central heating throughout with the accommodation briefly comprising of: uPVC entrance door, entrance vestibule, hallway, spacious lounge, well appointed dining kitchen leading onto a second reception room with sliding patio doors leading to the rear garden. To the first floor landing, four good sized bedrooms and a house shower room with the primary bedroom benefitting from an en-suite bathroom.

Externally the property offers off road parking via a tarmac driveway with laid to lawn area to the front aspect and a further laid to lawn garden with patio area and elevated decked terrace to the rear aspect. This property would be ideally suited to those looking to upsize or the first time buyer!

Please telephone the agent on 01484-644555 to arrange a viewing today! *VIRTUAL VIEWING AVAILABLE SOON*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ

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ENTRANCE DOOR

UPVC entrance door leads to:

VESTIBULE



Wood panelled entrance vestibule with single glazed windows overlooking the front and side aspects. Finished with tiled effect flooring and door leading to:

HALLWAY



UPVC entrance door with featured opaque glass panel provides access to the hallway with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring. Doors lead to:

LOUNGE 16'9 x 14'8 (5.11m x 4.47m)



Spacious and well appointed lounge with uPVC double glazed bay window overlooking the front

garden allowing an abundance of natural light to fill the room. Featuring an Adam style fire surround with inset pebble effect living flame gas fire with marble back and hearth. The lounge also benefits from features such as a ceiling rose, coved ceiling and dado rail. Finished with T.V point, telephone point, wall mounted lighting to one alcove, wall mounted double panelled gas central heated radiator and Oak wood effect laminate flooring. Door leading to:

DINING KITCHEN 18'3 x 9' (5.56m x 2.74m)



Fantastic sized, modern dining kitchen with twin aspect uPVC double glazed windows overlooking the rear aspect and Stable door leading out to the rear garden. Featuring a matching range of base and wall mounted units in gloss grey with marble effect working surfaces and matching tiled splashbacks incorporating a 1 and a 1/2 resin sink unit with drainer and mixer tap. Integrated electric oven and four ring gas hob with stainless steel extractor hood over, plumbing for an automatic washing machine, under counter space for a tumble dryer and fridge freezer. Additionally, there is ample space for a dining table and chairs. Finished with twin ceiling roses, coved ceiling, dado rail, wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Doors lead to:

DINING AREA



Further photographs of the dining area:

SECOND RECEPTION ROOM 20'8 x 8'7 (6.30m x 2.62m)



A welcomed addition to the property is this 20ft second reception room, which could be used as a secondary lounge or dining room, with uPVC double glazed windows to the front and side aspects with a sliding patio door providing access to the rear and countryside views. Featuring a modern fire surround with inset electric fire and marble effect back and hearth. Finished with decorative ceiling rose, twin wall mounted double panelled gas central heated radiators and wood effect laminate flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors providing access to all rooms. Finished with dado rail and wall mounted double panelled gas central heated radiator:

HOUSE SHOWER ROOM



Fully tiled house shower room with uPVC opaque double glazed window set to the rear elevation. Featuring a three piece suite in white with chrome effect fittings, comprising of: walk-in double shower cubicle with mains fitted shower over, base mounted unit with laminate surface and inset hand wash basin and a low level flush w/c. Finished with wood panelled ceiling, wall mounted extractor fan and vinyl effect flooring:

BEDROOM ONE 16'8 x 8'8 (5.08m x 2.64m)



Primary bedroom benefitting from en-suite facilities with twin aspect uPVC double glazed windows overlooking the front and side elevations offering countryside views. Finished with ceiling fan, wall mounted double panelled gas central heated radiator and door leading to:

EN-SUITE 8'7 x 5'7 (2.62m x 1.70m)



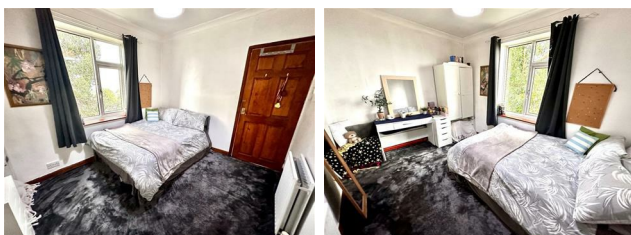
Fully tiled en-suite bathroom with uPVC opaque double glazed window set to the rear elevation. Featuring a three piece Shell style suite in white with chrome effect fittings, comprising of: tiled in bath with shower attachment, hand wash pedestal basin and low level flush w/c. Finished with wall mounted double panelled gas central heated radiator and tiled flooring:

BEDROOM TWO 9'2 x 9'2 (2.79m x 2.79m)



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

BEDROOM THREE 11'8 x 14'5 (3.56m x 4.39m)



Third double bedroom with uPVC double glazed

window overlooking the rear aspect with countryside views. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM FOUR 10'5 x 7'5 (3.18m x 2.26m)



Fourth bedroom with uPVC double glazed window overlooking the front aspect. Finished with bulk-head storage and wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally the property boasts a laid to lawn area to the front aspect with tarmac driveway providing ample off road parking for up to two vehicles, finished with fenced and brick wall boundaries. To the rear aspect is an elevated decked terrace with wrought iron and wooden balustrade making it a perfect space to enjoy the stunning views across the local countryside and Emley Moor. Steps descent to a paved patio area and a mainly laid to lawn garden. Finished with mature shrubs, hedges and fenced boundaries:

STUNNING COUNTRYSIDE VIEWS



Stunning countryside views:

FURTHER PHOTOGRAPHS



Selection of further photographs:

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: Golcar Junior Infant & Nursery School, St John'S Ce (Va) J & I School, Scapegoat Hill Junior and Infant School, Wellhouse Junior & Infant School

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:

Telephone our office or email - sales@admresidential.co.uk

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.

Council Tax Bands

The council Tax Banding is "B"

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2131-3538-7111-2309-2212>

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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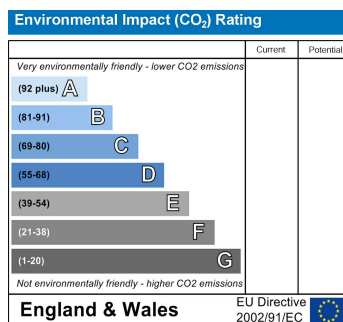
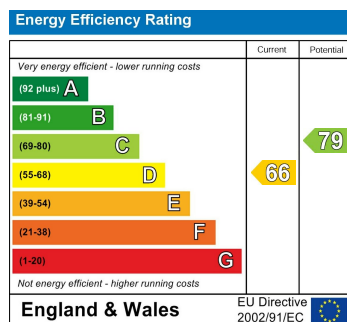
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Floor Plan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp

Energy Efficiency Graph



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