



RESIDENTIAL

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61 Scarhouse Lane, Huddersfield, HD7 4DX

Price Guide £180,000

" SET WITHIN THE HEART OF GOLCAR, OFFERED FOR SALE WITH NO CHAIN IS THIS SEMI-DETACHED DELIGHTFUL COTTAGE WITH CORNER PLOT" A truly charming property having been well designed throughout, offering two bedrooms and ready to move into condition. Situated within the heart of this very popular village of Golcar in Huddersfield, ideally positioned close to all the local village amenities, great schools and easy access to Huddersfield, Manchester and Leeds via M62 motorway network. This delightful property offers stunning views and would make an ideal purchase for an array of buyers. The property offers gas central heating, double glazing, briefly comprises of: entrance uPVC door, hallway, spacious lounge and a cottage style kitchen/diner. To the first landing two bedrooms and a modern house bathroom with shower over bath. Externally the property offers private patio area to the front aspect, hedged boundary, on road parking and a garden plot to the side elevation. This property is not to be overlooked, we anticipate this selling quickly so book to view now! Tel ADM Residential on 01484644555!

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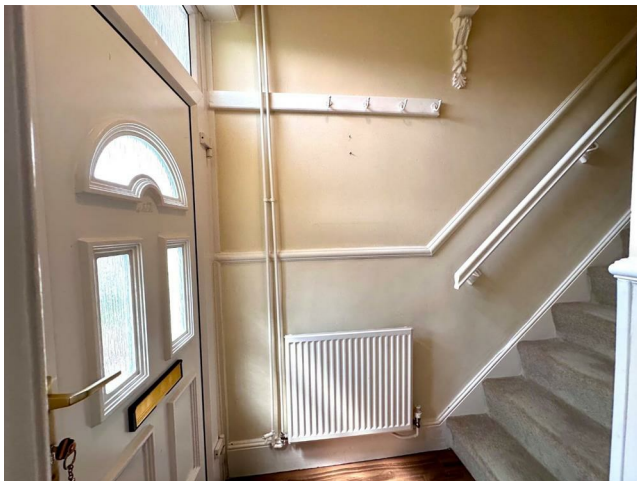


ENTRANCE DOOR



Entrance uPVC glass panelled door leading to :

HALLWAY



Hallway with access to all rooms, original architraves, dado rail, finished with wall mounted gas central heated radiator, staircase leading to:

SPACIOUS LOUNGE 14'1 x 14'0 (4.29m x 4.27m)



A delightful spacious lounge with uPVC double glazed window overlooking the front garden.

Featuring an a modern style fire surround with marble effect back and hearth, inset living flame coal effect gas fire, finished with T.V point, telephone point and wall mounted gas central heated radiator, useful understairs storage cupboard and door leads to:

DINING/ KITCHEN 12'9 x 9'0 (3.89m x 2.74m)



A modern kitchen/diner set to the side aspect with uPVC window over looking the front elevation featuring a matching range of base and wall mounted cottage style units in Matt white with satin chrome effect fittings, contrasting laminate working surfaces with matching splash back and inset ceramic sink unit with drainer and mixer tap. Integrated electric oven with separate four ring gas hob with extractor hood over as well as integrated washing machine. Finished with wall mounted gas central heated radiator and wood effect laminated flooring:

UNDER STAIRS STORAGE

Useful under stairs access to meter :

TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to all rooms, useful storage cupboard and a useful loft hatch:

HOUSE BATHROOM 6'9 x 7'7 (2.06m x 2.31m)



Partly tiled, modern house bathroom with uPVC double glazed opaque window set to the front elevation, featuring a three piece suite in white with chrome effect fittings, comprises of: panelled P-shaped bath with mains fitted water fall shower over and glass splash screen, hand wash pedestal basin and a low level flush w/c. Finished with wall mounted chrome heated towel rail and wood effect laminated flooring:

BEDROOM ONE 9'9 x 9'1 (2.97m x 2.77m)



The primary bedroom is set to the front aspect with stunning onwardly views, featuring coved ceilings and wall mounted gas central heated radiator:

BEDROOM TWO 8'9 x 5'1 (2.67m x 1.55m)



A well appointed single bedroom with window to

the front Aspect, bulkhead storage cupboard housing the Combi boiler, finished with wall mounted gas and radiator:

EXTERNALLY



Externally, the property benefits from hedged boundaries to the front Aspect with flagged patio area which is private, to the side there is a plot of land which possibly could provide further off-road parking, plus on street parking, stunning views over Golcar and the Conley Valley.

PLOT TO THE SIDE



Please note the plot of land can be very versatile, depending on your creative nature, could possibly create off road parking, or an enclosed garden space ideal for a garden pod for weekend retreat.

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

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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.

Council Tax Bands

The council Tax Banding is " "

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

FURTHER PHOTOS



ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number

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.

EPC

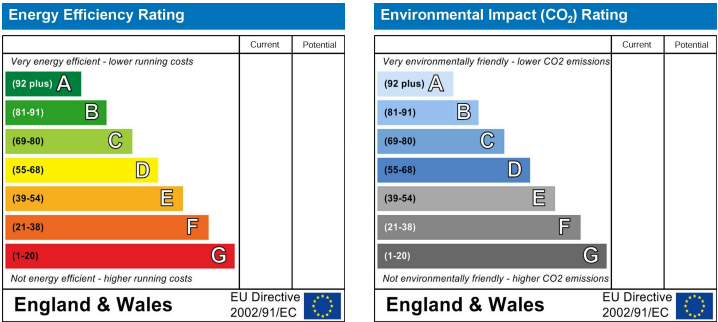
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Floor Plan



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

Energy Efficiency Graph



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