

**18 Taylor Street, Huddersfield, HD7 4BR****Offers Over £255,000**

ADM Residential are pleased to offer to market this ***THREE*** bedroom property offering off road parking and gardens. 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, reception hallway, spacious lounge, well appointed dining room leading onto the kitchen with uPVC door leading to the side aspect. To the lower floor: a useful utility/storage room and an integral garage. To the first floor landing: three bedrooms and a house bathroom. Externally the property offers low maintenance garden to the front aspect with on street parking and a further hardstanding, enclosed garden with patio area and gated access to the rear aspect. This property would be ideally suited to an array of buyers! Please telephone the agent on 01484-644555 to arrange a viewing today! ***VIRTUAL VIEWING AVAILABLE SOON***

ENTRANCE DOOR

UPVC entrance door with featured opaque glass panels leads to:

HALLWAY



Reception hallway with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator, Oak wood flooring and doors leading to:

LOUNGE 13'7 x 12' (4.14m x 3.66m)



Spacious lounge with uPVC double glazed window overlooking the front aspect. Featuring a Beech wood fire surround with inset coal effect gas fire, marble effect back and hearth. Finished with coved ceiling, T.V point, telephone point, wall mounted gas central heated radiator and Oak wood flooring. Archway leads to:

DINING ROOM 11'10 x 10'6 (3.61m x 3.20m)



Second reception room used by the current owner as a dining room with uPVC double glazed window overlooking the rear aspect. Offering ample space for dining table and chairs, finished with coved ceiling, wall mounted double gas central heated radiator and Oak wood flooring. Door leads to:

KITCHEN 11'10 x 7'10 (3.61m x 2.39m)



Modern kitchen with uPVC double glazed window overlooking the rear aspect and uPVC door leading to the side aspect. Featuring a range of base and wall mounted units in Walnut wood effect with LED kickboard lighting, chrome effect fittings, roll edged laminate working surfaces, tiled splashback and inset stainless steel sink unit with drainer and mixer tap. There is a gas cooker point with stainless steel splashback and matching extractor hood over, plumbing for a dishwasher and space for a fridge freezer. Finished with under unit spotighting and Oak wood flooring. Door leads to:

TO THE LOWER FLOOR 7.98m x 2.44m

Staircase descends to the lower floor:

UTILITY/STORAGE 26'2 x 8' (7.98m x 2.44m)



Useful utility/storage room with uPVC door leading out to the rear garden. Offering housing for the combi-boiler, plumbing for an automatic washing machine along with ample space for other appliances. Finished with wood effect laminate flooring:

INTEGRAL GARAGE 26'2 x 12'1 (7.98m x 3.68m)

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

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC double glazed window to the side aspect. There is access to a loft via hatch and doors leading to all rooms:

HOUSE BATHROOM 8'8 x 8' (2.64m x 2.44m)



Generously sized, partly tiled house bathroom with uPVC opaque double glazed window to the rear aspect. Featuring a three piece suite in light grey with chrome effect fittings, comprises of: panelled bath with electric shower over, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, wall mounted gas central heated radiator and wood effect vinyl flooring:

BEDROOM ONE 13'5 x 12'1 (4.09m x 3.68m)



Spacious primary bedroom with uPVC double glazed window overlooking the front aspect. Featuring built-in triple wardrobes and storage cupboards to one wall, finished with wall mounted gas central heated radiator:

BEDROOM TWO 12' x 10'7 (3.66m x 3.23m)



Second double bedroom with uPVC double glazed

window overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

BEDROOM THREE 6'7 x 6'4 (2.01m x 1.93m)



Third bedroom with uPVC double glazed window overlooking the front aspect. Featuring bulk-head storage and finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property offers a mainly paved, low maintenance garden to the front aspect with pebbled area and finished with stone wall boundary. Additionally, there is on street parking. A paved pathway provides access to the side aspect whereby steps descend to the rear garden. To the rear is an enclosed, hardstanding garden with a second patio area which would make an ideal space for entertaining during the summer months or off road parking space. Finished with fenced boundaries and gated access:

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

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

Council Tax Bands

The council Tax Banding is "C"
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

On order.

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.

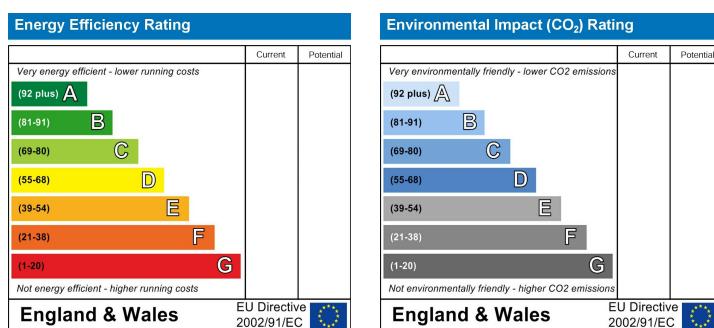
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.



Energy Efficiency Graph



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.