



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



422 Leymoor Road, Huddersfield, HD7 4QF

Asking Price £229,995

READY TO MOVE INTO CONDITION "A perfect purchase for a F.T.BUYER or FAMILY PURCHASE" Having been attentively renovated by the current owners to a ready to move into spec, this beautifully modernised, three bedroomed, stone built, inner terrace property, situated in the very popular area of Golcar of Huddersfield. Situated close to all local village amenities, bus routes, good schools and the Town Centre is a few miles away, also within easy access to the M62 Motorway Network. This three bedroom property offers ideal accommodation set over three floors, and is perfect purchase for an array of buyers. The property boasts gas central heating and recently fitted double glazing, comprises of: Entrance composite door, hallway, modern lounge, modern fitted dining/kitchen set tot the rear aspect, access to cellar rooms. To the First floor landing, three good sized bedrooms and a modern beautifully finished bathroom with a white suite. Externally lawned front garden with on street parking, to the rear a split lawned garden with patio area, NOT TO BE MISSED. Tel 01484 644555 ADM Residential to book a view today!

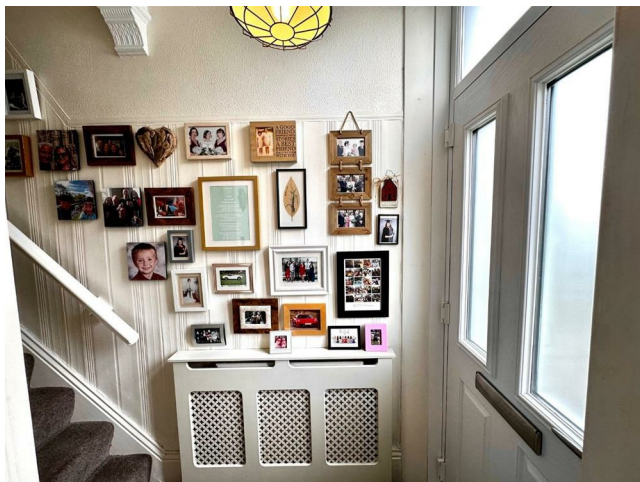
55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE COMPOSITE DOOR

Entrance dual colour composite door leads to:

HALLWAY



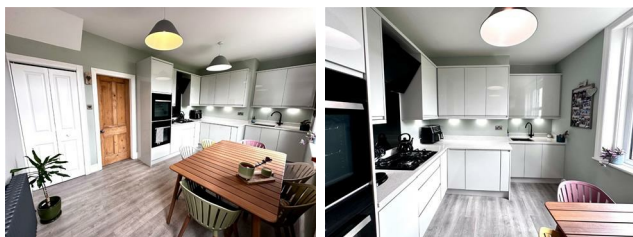
Charming hallway, with stairs leading to the first floor landing, wall mounted gas central heated radiator, door leads to:

LOUNGE



A stunning lounge which is set the front aspect, delightfully decorated with uPVC double glazed window overlooking the front garden. Featuring an a modern style fire surround with marble effect back and hearth, inset cast-iron coal fire, finished with T.V point, telephone point and wall mounted gas central heated radiator, door leads to:

DINING/KITCHEN



A recently modernised kitchen/diner set to the rear

aspect with uPVC window over looking the rear elevation featuring a matching range of base and wall mounted units in High Gloss Dove grey with soft close, complimentary Quartz working surfaces with matching trims, inset acrylic sink with mixer tap. Integrated electric twin ovens with separate four ring gas hob, matching extractor hood over as well as integrated dishwasher. Finished with wall mounted featured gas central heated radiator and wood effect LVT laminated flooring, door leading to:

TO THE LOWER FLOOR

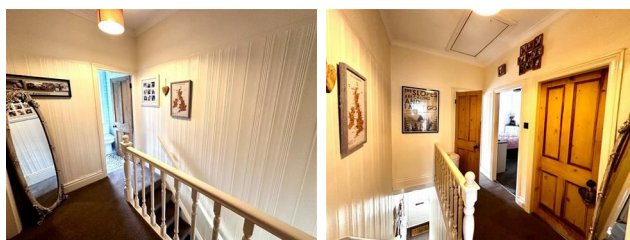
To the lower floor via descending stairs, leads to:

UTILITY ROOM/ CELLAR



A great addition to this property with ample storage, the L-shaped cellar offers utility room with base units in white and laminated work tops, storage shelving, space for fridge freezer, plumbing for washer and dryer, unit houses combi - boiler:

TO THE FIRST FLOOR LANDING



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

BEDROOM ONE



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

BEDROOM TWO



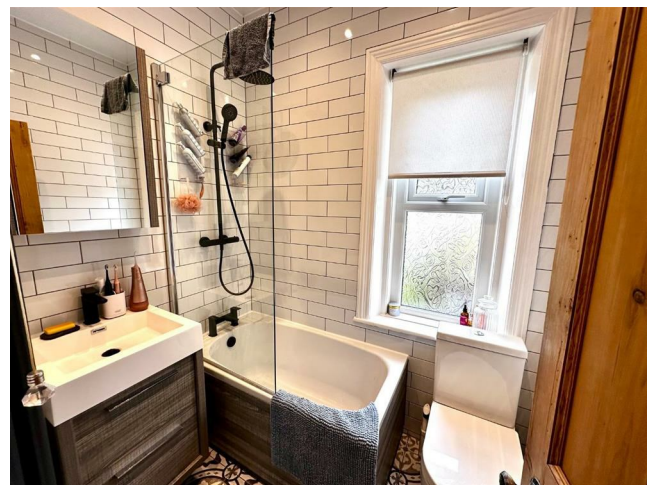
A well appointed second double bedroom with uPVC window to the rear aspect, overlooking the rear gardens, finished with coved ceiling, wall mounted gas and radiator:

BEDROOM THREE



A good sized single bedroom with bulk head storage, uPVC window to the front elevation, finished with coved ceilings, wall mounted gas central heated radiator, currently used as an office, with Internet access:

MODERN HOUSE BATHROOM



A fully tiled, beautifully designed house bathroom, Featuring a three piece bathroom suite in white and onyx effect fittings. Consisting of: panelled bath with waterfall shower overhead and splash screen, hand wash vanity unit basin with mixer tap and low level flush w/c. Finished with inset ceiling LED bathroom lights, wall mounted onyx vertical radiator and ceramic tiled effect flooring:

ATTIC

Access to a boarded loft via pull down ladders, perfect for extra storage:

EXTERNALLY



Externally, the property benefits from gated access gardens to the front with on street parking. To the rear aspect delightful split section garden which is mainly laid to lawns, patio area, stepping stones, mature shrub, there is a further gravelled patio set to the bottom of the garden with right of access for the neighbours, ample storage areas, and fenced boundaries; A perfect area to relaxing in the summer months. (or add an outside pod to remote work)

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 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.

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.

Council Tax Bands

The council Tax Banding is "B "

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

DISCLAIMER

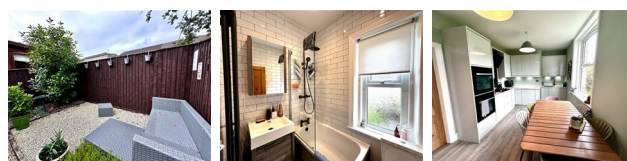
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

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.

EXTRA PHOTOS



A selection of photos:

Tenure

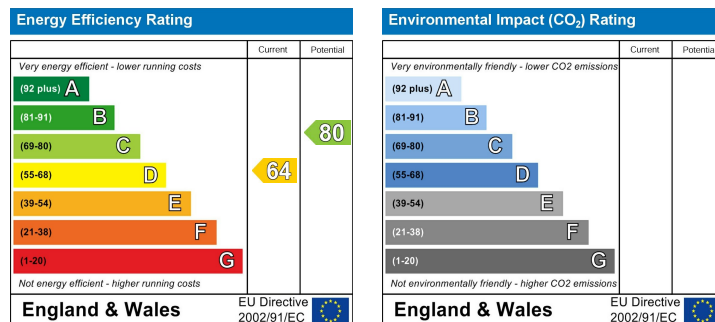
This property is (FREE HOLD)

Floor Plan



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

Energy Efficiency Graph



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