



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



11 Stanley Place, Huddersfield, HD7 4AF Offers In The Region Of £119,995

NOT TO BE MISSED IS THIS DELIGHTFUL COTTAGE OFFERED FOR SALE BY ADM RESIDENTIAL * A PERFECT OPPORTUNITY FOR THE FIRST TIME BUYER OR BUY TO LET INVESTOR* A well presented, two bedroom, end terrace property with breathtaking views of Colne Valley, this characterful property is situated in this much sought after location of Golcar and is ideally positioned for countryside walks. The property boasts fitted security alarm, double glazing and gas central heating throughout with a newly fitted boiler in 2019. Accommodation briefly comprises of: Entrance door, hallway, spacious lounge with built in dresser, cottage style kitchen with access to the rear. To the first floor landing: Two generously sized bedrooms and a modern house bathroom with a white bathroom suite Externally: Property has picturesque views overlooking the countryside and on street parking to the top of Scar Lane. Call ADM Residential today to arrange your viewing and appreciate all this charming cottage has to offer! Tel: 01484 644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
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ENTRANCE DOOR

Upvc door which leads to entrance hallway, staircase leading to first floor and door leading to:

LOUNGE 13'0" x 12'2" max (3.96 x 3.72 max)



A spacious lounge with Upvc window overlooking panoramic views of the valley to the front. Featuring original featured fireplace and inset living flame coal effect gas fire, useful fitted dresser with storage cupboards to one alcove, T.V point, telephone point, picture rail, coved ceiling and wall mounted gas central heated radiator. Door leading to:

COTTAGE KITCHEN 12'4" x 5'9" (3.76 x 1.74)



A cottage style fitted kitchen with Upvc window to rear elevation. featuring a matching range of base and wall mounted units in white with brass effect handles and complimentary wood working surfaces, Belfast style ceramic sink unit with mixer tap and tiled splash backs. Integral electric oven and four ring gas hob with a stainless steel extractor hood over, plumbing for automatic washing machine and space for fridge freezer. Finished with wall mounted gas central heating radiator and wood effect vinyl flooring, a Upvc door leads to the rear:

FIRST FLOOR LANDING



Staircase rises to the first floor landing, access to a useful loft space which is fully boarded with power points, phone points and a window. Doors leading to:

BEDROOM ONE 12'1" x 8'6" (3.68 x 2.59)



Good sized, double bedroom featuring Upvc window to front elevation offering stunning views across the valley, Finished with built-in storage cupboards to one alcove, coved ceiling and wall mounted gas central heated radiator:

BEDROOM TWO 12'6" x 9'8" (3.82 x 2.95)



A second, well appointed bedroom with Upvc window to rear aspect, finished with coved ceiling and wall mounted gas central heated radiator:

BATHROOM



Victorian style, partly tiled house bathroom with Upvc window to the side elevation. Featuring a three piece suite in white comprising of:- panelled bath with mains fitted shower and attachment over, hand wash basin with tiled splash back and low level flush w/c with chrome effect fittings. Finished with wall, built- in airing cupboard, wall mounted gas central heating radiator and wood effect vinyl flooring:

EXTERNALLY



Externally the property boasts a small flagged frontage with picturesque views over the hillside and shared access to the rear, access descends via stone steps leads to the rear, featuring an outbuilding underneath the stone steps:

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 youtub 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 "A"

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

DISCLAIMER

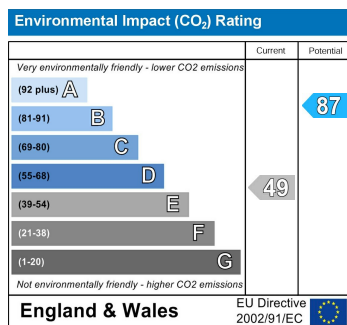
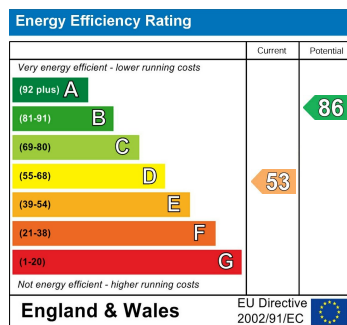
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Tenure

This property is Freehold.



Energy Efficiency Graph



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