



# RESIDENTIAL

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## 37 Stones Lane, Huddersfield, HD7 4EJ

**Price £135,000**

\*UNDER OFFER\* "GUIDE PRICE £130,000K TO £135,000" "VIRTUAL VIEWING IS AVAILABLE" An opportunity has arisen to purchase this three bedroom town house within this prime location of Golcar. Ideally positioned in a popular and convenient residential location, close to all village amenities, bus routes and schools commuter links with the town centre a short distance away. Boasting double glazing and central heating, the property briefly comprises: entrance Upvc door leads directly to the spacious dining/kitchen, lounge with bay windows overlooking the gardens. To the first floor landing there are three bedrooms and house bathroom. Externally there are gardens to front and rear, a flagged stepped area is set to the rear with patio seating which enjoys plenty of privacy and is southerly facing, ideal for entertaining during the summer. There is allocated parking in a communal area to the front of the property. This property is truly \*Not To Be Missed\* to avoid disappointment please contact the agent to arrange your viewing now!

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

Upvc entrance door leading to:

## HALLWAY



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

## LOUNGE WITH BAY WINDOW 14'6 x 14'5 (4.42m x 4.39m)



A well sized spacious lounge with Upvc bay window to the front aspect allowing an abundance of natural light to flood the room. Featuring Marble effect fireplace with matching back and hearth, inset coal effect electric fire, T.V point, Telephone point, coved ceiling and wall mounted gas central heated radiator. Door leading to:

## DINING KITCHEN 14'5x 7' 1" (4.39mx 2.13m 0.30m)



Partly tiled, well appointed dining kitchen with Upvc window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Beech wood effect and chrome effect fittings, complimentary working surfaces, contrasting mosaic tiled splash backs and a stainless steel sink unit with drainer and taps. Plumbing for an automatic washing machine, space for a fridge freezer, gas cooker point, space for dining table and chairs. Upvc door leads to the rear garden:

## TO THE FIRST FLOOR LANDING

To the first floor landing there is access to a loft hatch, doors leading to:

## ACCESS TO A LOFT

Access to a partly boarded loft via hatch:

## HOUSE BATHROOM 6'1 x 6'0 (1.85m x 1.83m)

Partly tiled house bathroom with Upvc window to the rear aspect, comprises of a modern three piece coloured bathroom suite with chrome effect fittings. Consists of panelled bath with electric shower over, hand wash pedestal and low level flush w/c. Finished with wall mounted gas central heated radiator and vinyl effect flooring:

## BEDROOM ONE 13'5 x 8'2 (4.09m x 2.49m)



A double bedroom with Upvc double glazed window to the front elevation taking advantage of

the views. Featuring fitted wardrobes to one wall and shelving, wall mounted gas central heated radiator:

### **BEDROOM TWO 8'8 x 8'4 (2.64m x 2.54m)**



A second bedroom with Upvc double glazed window to the rear elevation also offering views. Finished with wall mounted gas central heated radiator:

### **BEDROOM THREE 9'5 x 5'10 (2.87m x 1.78m)**



A third bedroom with Upvc double glazed window to the front aspect, wall mounted gas central heated radiator:

## **EXTERNALLY**



Externally this property offers gardens to the front with ascending steps leading to the front door as well as allocated parking in a communal area to the front of the property.. A well maintained, fully stocked garden with flower beds and boarder plants. To the rear, providing a tiered backdrop, is this stepped garden with a few flagged areas and a terracotta patio which is perfect for dining in the summer months:

## **Tenure**

This property is Freehold.

## **Council Tax Bands**

The council Tax Banding is "A"

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

## **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](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto: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.

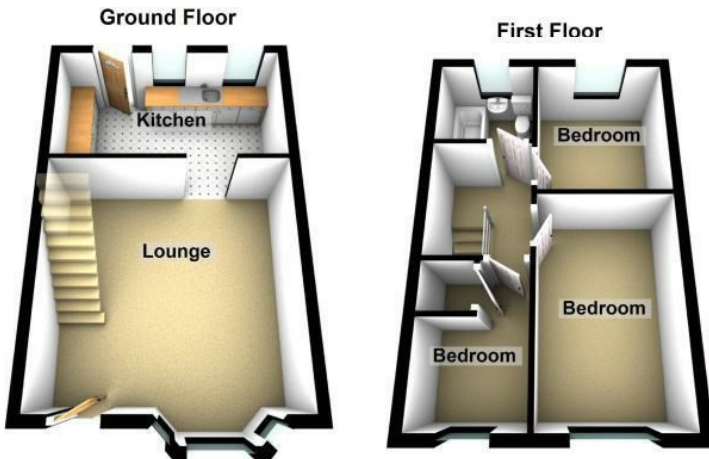
## DISCLAIMER

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.

## FURTHER PHOTOS

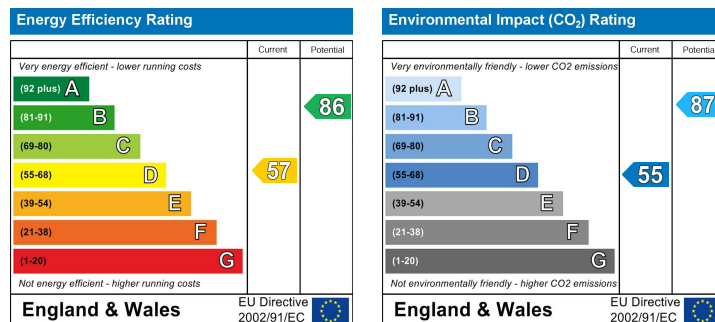


## Floor Plan



BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
Plan produced using PlanUp.

## Energy Efficiency Graph



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