



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 77 Swallow Lane, Huddersfield, HD7 4NB

**Price Guide £90,000**

**\*UNDER-OFFER\* "GUIDE PRICE £90,000 TO £95,000" \*\*ATTENTION! FIRST TIME BUYERS\*\* \*\*NOT TO BE MISSED\*\***

Offered for sale this exquisite, one bedroomed, front terrace property with driveway, situated in this very sought after location of Golcar village. Boasts easy access to the village center, a short drive to Huddersfield town center, motorway networks. close to an array of amenities and local schools. The property benefits from gas central heating and double glazing, exposed stone featured walls, comprises of hallway opens to the kitchen area, lounge with Inglenook fire, Mullen windows, access to a valued cellar. To the first floor landing, one bedroom and a modern house bathroom. Externally; tarmac- driveway providing ample offer road parking for two vehicles. **VIEWING IS ESSENTIAL TO SEE WHAT THIS PROPERTY HAS TO OFFER.** Please telephone ADM RESIDENTIAL ON Tel-01484- 644555 or 07780 446202. No Chain

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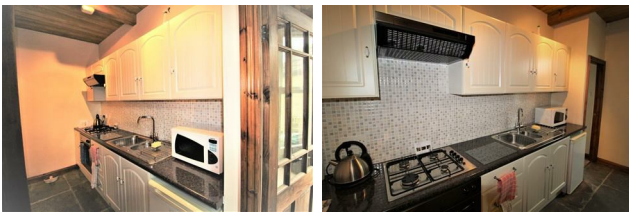


## ENTRANCE DOOR/HALLWAY



A uPVC entrance door leads to the hallway with staircase providing access to the first floor, wall mounted radiator, opens onto the kitchen area:

## KITCHEN AREA 13'8 x 8'2 (4.17m x 2.49m)



Cottage style kitchen area, featuring a matching range of base and wall mounted units in white with ceramic effect fittings, contrasting laminated working surfaces, matching tiled splash backs, inset stainless steel sink with chrome mixer tap. Gas cooker, extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. This generously sized tastefully decorated dining kitchen with ample space to accommodate a dining table. Door leading to:

## LOUNGE 13'8 x 11'3 (4.17m x 3.43m)



A well appointed sized lounge with Mullen Upvc windows to the front aspect, featuring an Ingle nook fireplace, TV and telephone points, gas central heating radiator and finished with paneled ceiling. Door leading to:

## LOUNGE PHOTO

A further lounge photo:

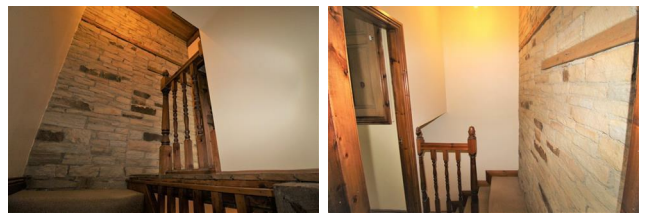
## STAIRCASE TO LOWER CELLAR

To the lower floor staircase provide access to a cellar:

## VAULTED CELLAR 13'2 x 9'6 (4.01m x 2.90m)

A useful vaulted cellar with plumbing for an automatic washer, fuse box, finished with stone flagged flooring and built in shelving:

## TO THE FIRST FLOOR LANDING



To the first floor landing: doors leading to all rooms and access to a loft hatch:

### BATHROOM 10'4 x 6'5 (3.15m x 1.96m)



A partly tiled, modern house bathroom featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: panel bath with shower attachment over, pedestal wash hand basin and a low level flush w.c. Upvc window to the front aspect and wall mounted radiator:

### BEDROOM 14'7 x 9'8 (4.45m x 2.95m)



This is a large bedroom with exposed stone feature walls, a uPVC Mullen window to the front aspect which provides an abundance of natural light, feature ornamental stone fireplace, paneled ceiling and wall mounted gas central heated radiator:

### EXTERNALLY

External to the front elevation having recently tar-mac drive double driveway which provides ample off road parking and stone wall, boundaries:

### DRIVEWAY

Tar-mac driveway

### ABOUT THE AREA



Golcar Junior Infant And Nursery School, St John's Church of England, Wellhouse Junior and Infant School, Cowlersley Primary School, Royds Hall Community School, Huddersfield Grammar School, Colne Valley High School, Moor End Academy, Salendine Nook High School Academy, Huddersfield New College, Greenhead College.

### FURTHER INFO



PROPERTY IS FREEHOLD.

### 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.

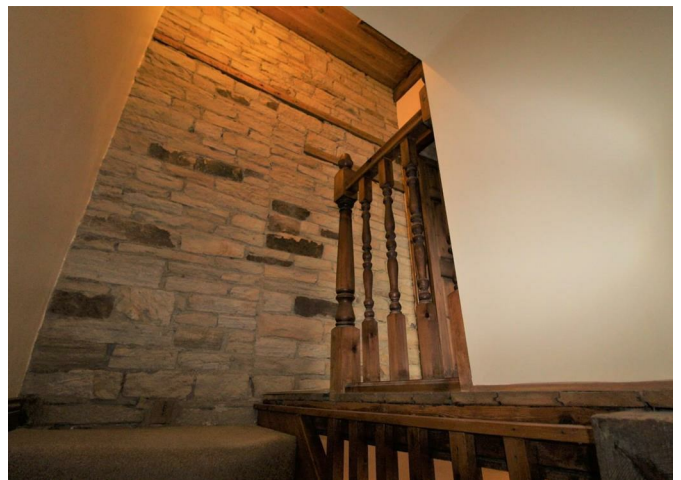
### ABOUT THE VIEWINGS

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

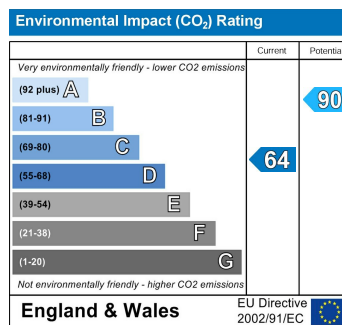
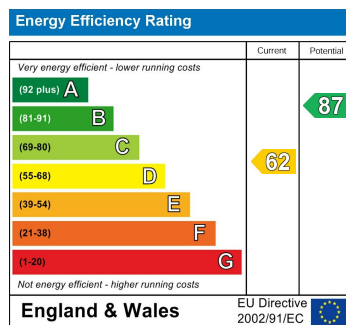
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### EXTRA PHOTOS





## Energy Efficiency Graph



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### 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.