



Applegate
Properties



- Semi detached
- Currently two beds
- Excellent further potential
- Generous gardens & garage

Stratford Close, Golcar, Huddersfield, HD7 4BU Guide Price: £230,000 - £235,000

A most deceptive and versatile two bedroom semi detached with Conservatory extension, garage and gardens offering excellent further potential. No Chain.



PROPERTY DESCRIPTION

Occupying a generous garden and being ideally located close to the popular amenities and schooling of Golcar village is this interesting semi detached property. Although well maintained, the property would respond to updating and while currently having two first floor bedrooms may also offers potential to create further rooms (subject to necessary consents).

In brief the accommodation comprises: Hallway with understairs store, spacious Living room with bay window, formal Dining room with sliding doors to Conservatory, fitted Kitchen and Bathroom with three piece suite. To the First Floor a landing with useful store room leads to two generous double bedrooms, the Principal having large eaves storage room and further Shower room.

Externally, the property occupies a generous plot having low maintenance front garden, driveway continuing to the side and leading to a detached garage and further rear garden which includes central lawn with mature borders and block paved patio areas. No Vendor Chain.

EPC: D

Tenure: Freehold

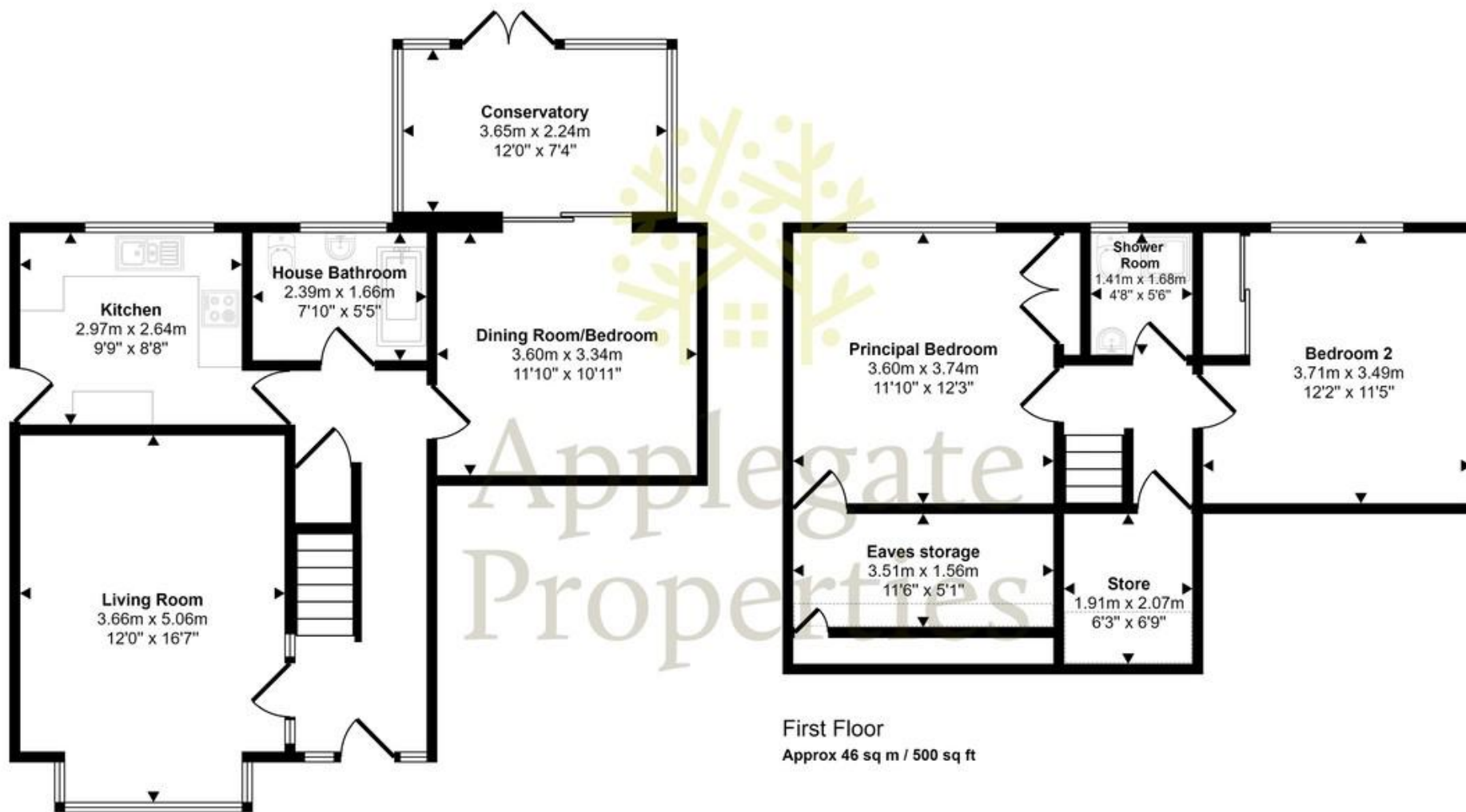
Council Tax: C

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





Approx Gross Internal Area
110 sq m / 1183 sq ft



First Floor
Approx 46 sq m / 500 sq ft

Ground Floor
Approx 63 sq m / 683 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED

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