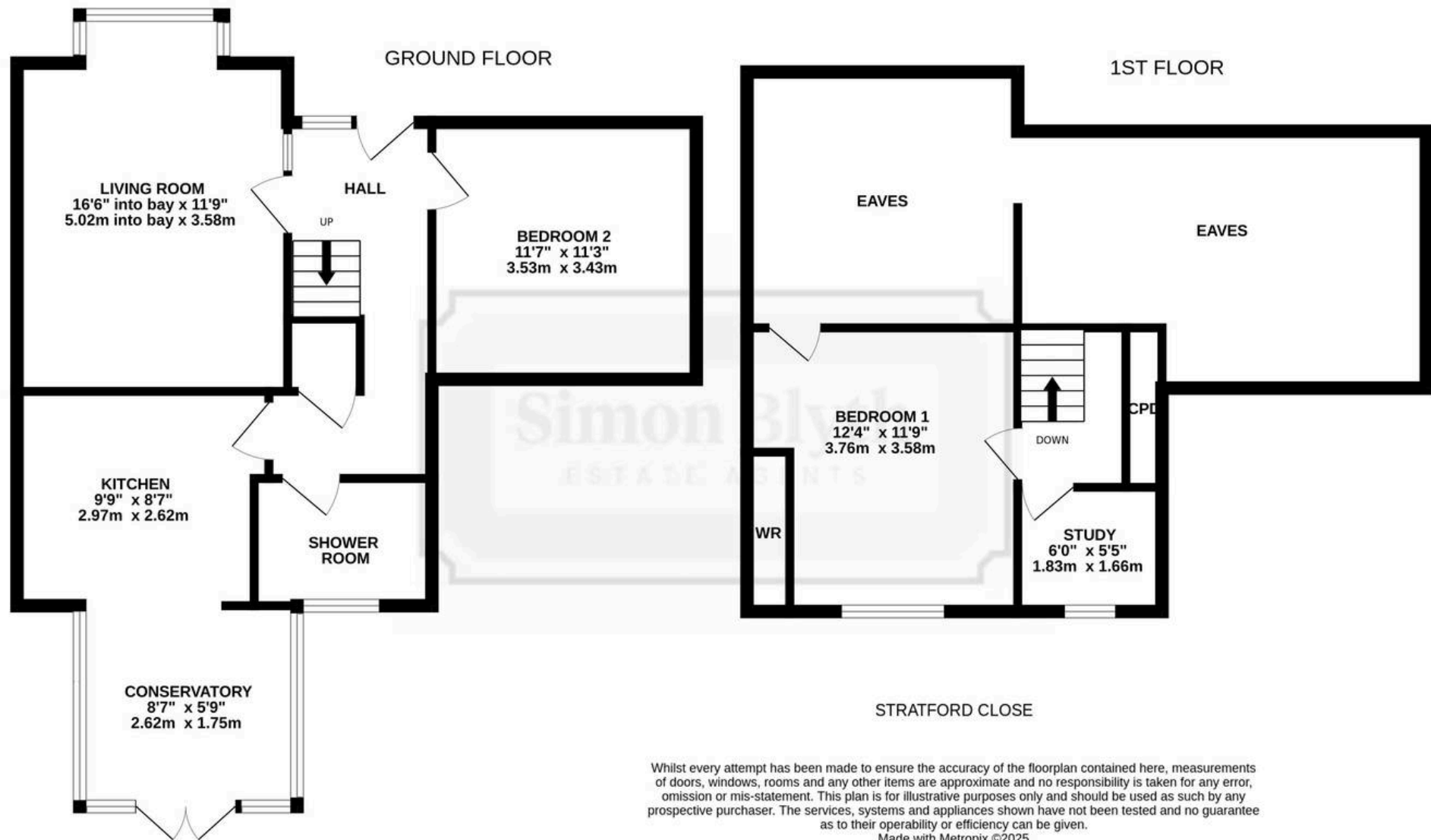




**11 Stratford Close, Golcar**  
Huddersfield

Offers in Region of **£225,000**





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## 11 Stratford Close

Golcar, Huddersfield

Available with vacant possession and no onward chain is this two bedroom & study semi detached house with bedrooms to both ground and first floor and located within popular residential area with local shops, schools in Golcar and accessible for the M62.

The property has accommodation which is served by a gas central heating system, pvcu double glazing and briefly comprising to the ground floor entrance hall, bay fronted living room, fitted kitchen with conservatory off overlooking a southerly facing rear garden, double bedroom and shower room. First floor landing leading to study, double bedroom with useful eaves storage off and further potential to extend into the eaves. Externally there is a driveway to the right hand side providing off road parking for three cars and in turn leading to a single garage together with low maintenance gardens laid out to front and rear.





### Ground Floor Entrance Hall

This has a pvcu and frosted double glazed door with adjacent frosted pvcu double glazed window providing plenty of natural light, there is a ceiling light point, ceiling coving, central heating radiator and to one side a staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms..-

### Living Room

16' 6" x 11' 9" (5.03m x 3.58m)

This comfortable and well proportioned reception room has a walk in bay with pvcu double glazed windows to three elevations which provide ample natural light and look out over the front garden and with pleasant far reaching views to one side. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a fire place with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth.

### Kitchen

8' 7" x 9' 9" (2.62m x 2.97m)

With central heating radiator, tiled floor which continues through into the conservatory, there are a range of lined oak faced base and wall cupboards, drawers, glazed display cupboards with glass shelving and down lighters, tiled splash backs, inset double bowl stainless steel sink with chrome mixer tap, four ring halogen hob with extractor hood over, electric double oven, integrated fridge, integrated freezer, plumbing for automatic washing machine, pelmet down lighters with further spotlight mounted on top of the wall cupboards.





**Conservatory**

8' 7" x 7' 9" (2.62m x 2.36m)

This enjoys a southerly aspect across the rear garden with pvcu double glazed windows and French doors, ceiling light point, central heating radiator and tiled floor.

**Shower Room**

7' 9" x 5' 4" (2.36m x 1.63m)

With ceiling light point, floor to ceiling tiled walls, extractor fan, central heating radiator and fitted with a suite comprising pedestal wash basin, low flush WC and wet area with electric shower fitting and fitted seat.

**Bedroom Two**

11' 7" x 11' 3" (3.53m x 3.43m)

A double room with pvcu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving and central heating radiator.

**First Floor landing**

With fitted sliding door storage cupboards, ceiling light point, ceiling coving, loft access and from the landing access can be gained to the following rooms..-







### **Study**

5' 5" x 6' 0" (1.65m x 1.83m)

With a pvcu double glazed window looking out over the rear garden, ceiling light point, central heating radiator and wall mounted Baxi gas fired central heating boiler.

### **Bedroom One**

12' 4" x 11' 9" (3.76m x 3.58m)

A good sized double room with a pvcu double glazed window looking out over a southerly facing rear garden with views to one side across to Emley Moor Mast, there is a ceiling light point, ceiling coving, central heating radiator and fitted furniture including wardrobes, drawers, cupboard and dressing table. To one side a door gives access to some useful eaves storage space which spans the length of the bedroom and has fitted floor boards, light and offers further potential to extend the accommodation and there is also access to a further space in the eaves.



### Garden

Has been designed to be low maintenance with the front having a gravelled area with planted trees, flowers and shrubs together with tarmac pathway leading to the main entrance. The rear harden enjoys a southerly aspect and is approximately flagged with trees and shrubs, green house and outside cold water tap and an apple tree.

### Garage

The property is approached through a timber gate with adjacent hand gate onto a tarmac driveway which provides off road parking for three cars and this in turn leads to a detached concrete sectional garage. Garage is 19'9" x 10'10" with up and over door, window to the side elevation, courtesy door, power and light.



## **ADDITIONAL DETAILS**

THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM

THE PROPERTY HAS PVCU DOUBLE GLAZING

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm





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