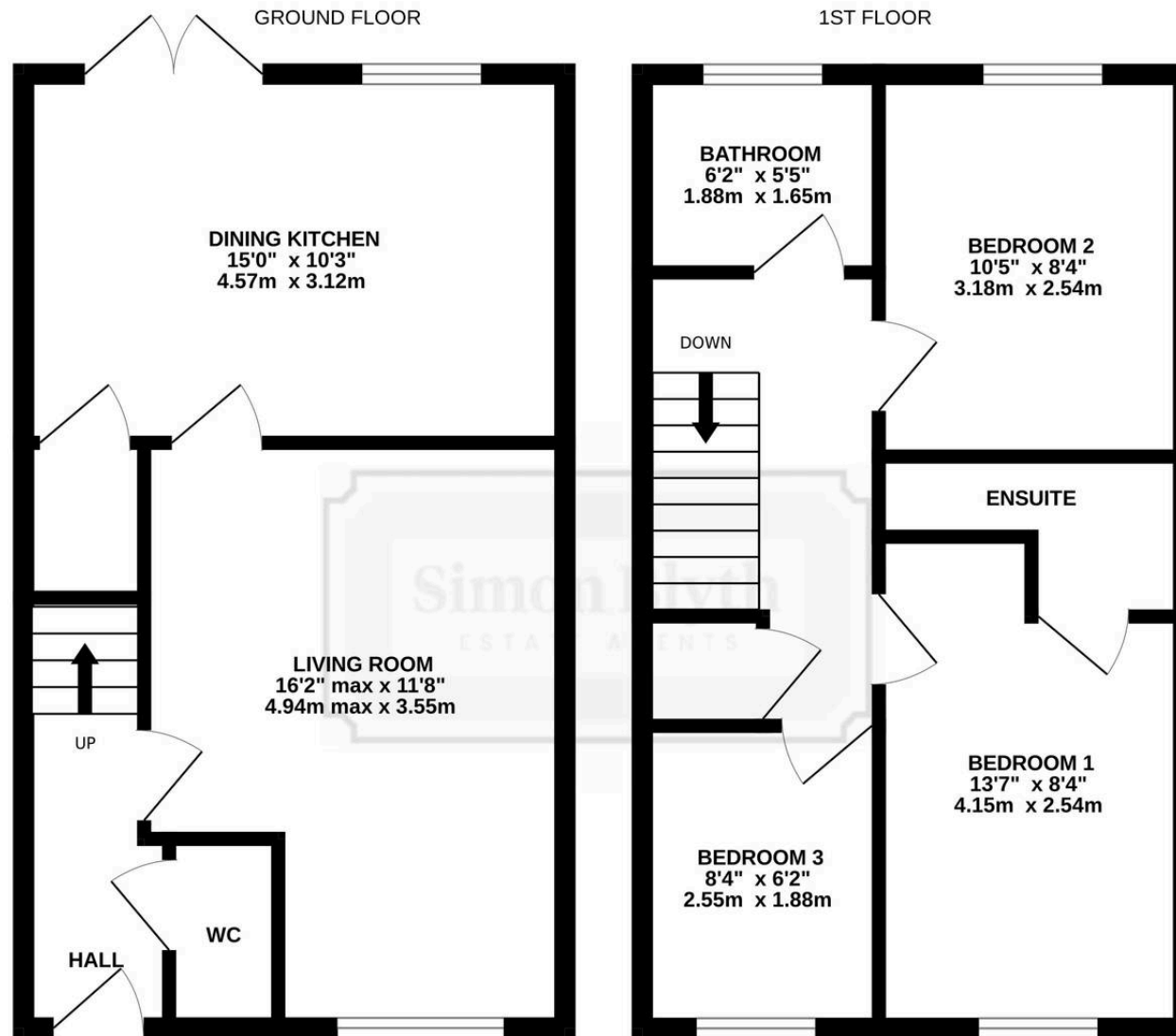




17 Weavers Lane, Golcar
Huddersfield

Offers in Region of **£272,500**



WEAVERS LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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17 Weavers Lane

Tucked away and situated towards the end of a cul-de-sac, stands this lovely modern three bedroom end town house with a surprisingly large westerly facing rear garden which extends all the way down one side.

This tastefully appointed and comfortable home is ideal for a young family with local shops in the village centre, schools and accessible for the M62 motorway. There is remainder of NHBC warranty, gas central heating system, Pvcu double glazing and briefly comprising to the ground floor entrance hall, downstairs w.c., living room, dining kitchen with a host of integrated appliance and French doors leading onto the garden. First floor landing, three bedrooms (master en-suite) and bathroom. To the front of the property there are two parking spaces.

Please note that the property being marketed for sale is owned by a staff member of this agency. We remain committed to maintaining transparency and adhering to all relevant regulations to ensure a fair and professional process.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

With a composite and sealed unit double glazed door, ceiling light point, central heating radiator, staircase rising to the first floor and to one side there are doors giving access to a downstairs w.c. and the living room.

Downstairs w.c.

5' 2" x 3' 0" (1.57m x 0.91m)

With inset LED downlighters, extractor fan, half tiled walls, central heating radiator and fitted with a suite comprising corner pedestal wash basin with chrome monobloc tap and low flush w.c.

Living Room

16' 2" x 11' 8" (4.93m x 3.56m)

A comfortable and well proportioned reception room which has Pvcu double glazed windows looking out to the front, there is a central heating radiator, ceiling light point and at the far end of the room a door opens into the dining kitchen.

Dining Kitchen

15' 0" x 10' 3" (4.57m x 3.12m)

This has Pvcu double glazed windows and adjacent Pvcu double glazed french doors which open out onto a large westerly facing rear garden, there are inset LED downlighters, central heating radiator, grey plank effect laminate flooring and having a range of matt grey Shaker style base and wall cupboards, drawers, overlying worktops with matching splashbacks, inset single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric fan assisted oven beneath, integrated fridge, integrated freezer, integrated dishwasher, integrated washer/dryer, cupboard housing an Ideal Logic gas fired central heating boiler, concealed lighting beneath the wall cupboards and with a useful storage cupboard beneath the staircase.





First Floor Landing

With a central heating radiator, ceiling light point, storage cupboard over the bulk head and loft access with retractable aluminium ladder leading to a part boarded loft space with light. From the landing access can be gained to the following rooms:-

Bedroom One

13' 7" x 8' 4" (4.14m x 2.54m)

With a Pvcu double glazed window enjoying views over the former mill chimney and across to Longwood Edge, there is a ceiling light point, central heating radiator and to the left hand side of the en-suite there is a double height cloaks rail.

En-Suite Shower Room

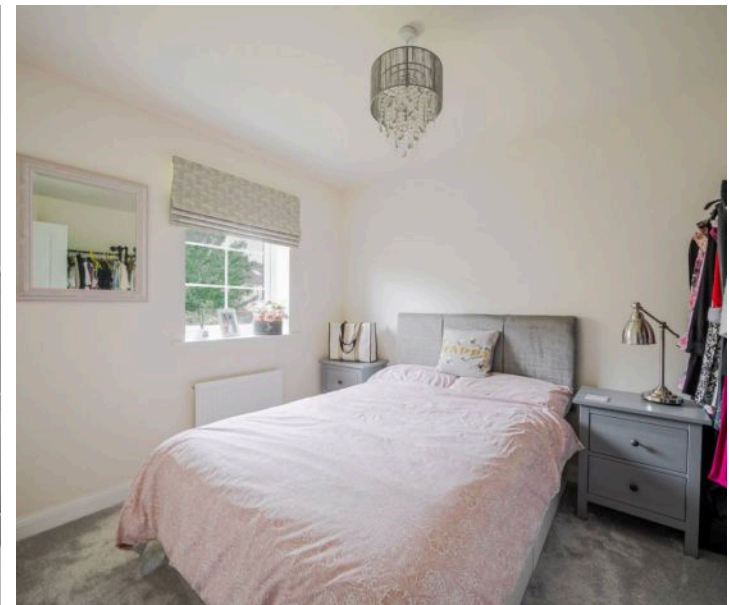
8' 4" x 4' 3" (2.54m x 1.30m)

With inset LED downlighters, extractor fan, shaver socket, central heating radiator, part tiled walls (fully tiled around the shower) and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with bi fold door and Mira shower fitting.

Bedroom Two

10' 5" x 8' 4" (3.18m x 2.54m)

A double room which looks out over the westerly facing rear garden and enjoying pleasant views to one side, there is a ceiling light point, central heating radiator and across one wall there is a fitted cloaks rail.





Bedroom Three

8' 0" x 6' 2" (2.44m x 1.88m)

This is situated adjacent to bedroom one and enjoys a similar aspect through a Pvcu double glazed window, there is a ceiling light point and central heating radiator.

Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

With inset LED downlighters, extractor fan, frosted Pvcu double glazed window, floor to ceiling tiled walls and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c. and panelled bath with glazed shower screen and chrome shower fitting over.



Parking

Immediately in front of the property there is a driveway providing off road parking for 2 cars.

Gardens

To the front of the property there are three shallow steps rising to the front door, adjacent to this there is an area of bark chippings with planted shrubs and to the right hand side of the property a timber hand gate gives access to the side garden. The side garden is lawned as well as having a small hardstanding with timber and glazed garden shed, there is also a flagged pathway leading to the rear. The rear garden enjoys a westerly aspect and is open plan to the side garden and is generously proportioned being predominantly lawned with planted trees and shrubs. There is also potential to extend whether that be to the side or rear. There is also external security lighting and an outside cold water tap.

Additional Details

The property has a gas central heating system The property has Pvcu double glazing The property has the remainder of NHBC 10 year warranty Council Tax is band C Tenure is Freehold

Directions

Using satellite navigation enter the postcode HD7 4RU





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) **COPYRIGHT** Unauthorised reproduction prohibited.

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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



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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