

MARSH & MARSH PROPERTIES

2 Ramsden Street, Golcar, Huddersfield, HD7 4AP

£435,000



****ATTENTION!!! A RARE OPPORTUNITY TO BUY A BRAND NEW BUILD TRUE DETACHED BUNGALOW, WHICH IS IDEAL FOR ANYONE DOWNSIZING OR IN NEED OF ONE LEVEL LIVING**** Situated on a large plot and in this much sought after location is this immaculate, stone built detached **THREE DOUBLE BEDROOM** bungalow. No expense has been spared in the build of this property both internally and externally and therefore a viewing comes highly advised to fully appreciate exactly what is on offer. With all local amenities near by and the M62 motorway only a short drive away, this could also be a lovely home for a family or a professional couple. In brief comprises of; Large through hallway, lounge, dining kitchen, three double bedrooms and a bathroom. Externally there are eye catching gardens to three sides, a large driveway and a matching stone built detached garage.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALLWAY



This impressive through hallway runs nearly the full length of the house and is accessed via composite double glazed doors to either the front or the rear which is just off the driveway. There are three impressive pendant lights to compliment this spacious hall. There are also two mains smoke alarms and a radiator.

LIVING ROOM 4.4 x 4.6m (14'7 x 14'11)



Dual aspect UPVC windows light up this fabulous room with a vaulted ceiling. The impressive, large picture window is the focal point of this room which boasts a picturesque outlook across the rear garden and beyond. There is a radiator and a digital TV point to this room.

DINING KITCHEN 4.0 x 3.0m (13'1 x 9'9)



This is a beautiful, fitted kitchen with a wide range of wall and base units to provide an abundance of storage space. To compliment this kitchen there is an integrated washer/dryer along with a built-in electric oven and a gas hob with a stainless steel and glass cooker hood above. A brand new free standing, tall fridge/freezer is also included in the sale. Completing the room to a high spec is the one and a half bowl stainless steel sink with a chrome mixer tap, laminate flooring, heat sensor/smoke alarm, digital TV point and a UPVC window. The high spec Vokera boiler is also in the kitchen.

BEDROOM ONE 4.6 x 3.0m (14'11 x 10'0)

A double room with a radiator, digital TV point and a UPVC window.

BEDROOM TWO 4.2 x 3.0m (13'7 x 10'0)

A double room with a radiator and dual aspect UPVC windows.

BEDROOM THREE 3.5 x 3.0m (11'3 x 9'9)

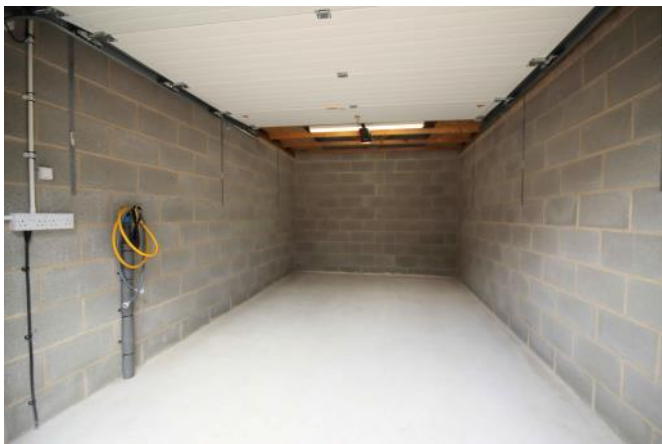
A double room with radiator, loft access and a UPVC window.

BATHROOM



A remarkable three piece suite comprises of a 'Coppersmith' freestanding copper and nickel bathtub which is further complimented by the freestanding traditional design chrome mixer tap, pedestal sink and a low flush toilet. Finishing the room to a high spec is a traditional design towel radiator, extractor fan and a UPVC window.

**EXTERNAL
DETACHED GARAGE 5.1 x 3.1m (16'7 x 10'2)**



This stone built garage with an inner breeze block wall is larger than your average garage and has power, lighting, cold water tap, electric wiring in place to install an electric car charging point, plumbing for a washing machine, and is accessed via an electric, remote controlled garage door.



To the front of the property is a well presented enclosed lawn garden with a tiered flowerbed garden and is boarded by an impressive dry stone wall and a range of young trees and shrubs. At the rear of the garden there is a beautiful and generous size lawn garden.

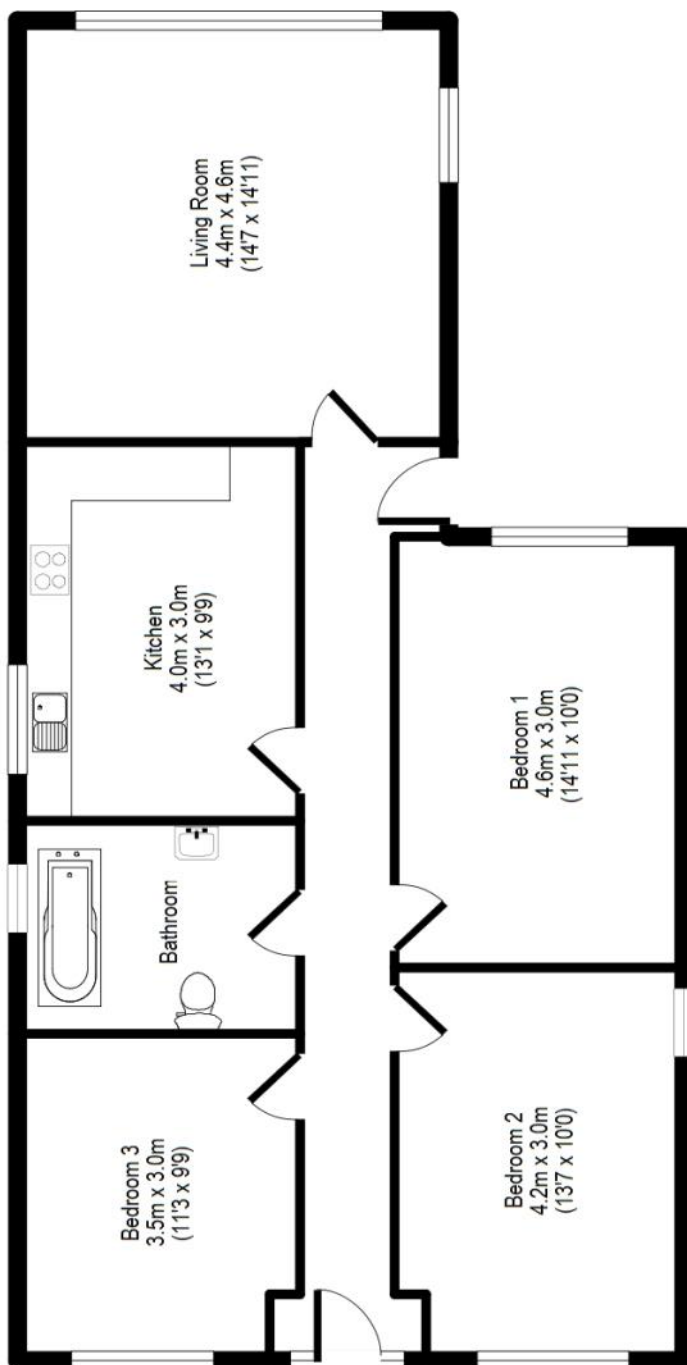


To the side entrance of the house there is a large block paving driveway which can easily provide parking for four vehicles.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

2 Ramsden Street, Golcar, Huddersfield, HD7 4AP



APPROX GROSS INTERNAL FLOOR AREA: 86 sq. m / 924 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties