

MARSH & MARSH PROPERTIES

5 Stratford Close, Golcar, Huddersfield, HD7 4BU

£275,000



****ATTENTION ALL YOUNG/GROWING FAMILIES, PROFESSIONAL COUPLES & RETIREES*** This three double bedroom semi-detached dormer bungalow in Golcar offers versatile and spacious living accommodation, perfectly suited to a variety of buyers. Featuring a modern kitchen, stylish bathrooms, and a generously sized lounge, this home combines comfort, practicality, and style. Set within close proximity to local amenities and highly regarded schools, it also benefits from a large driveway, garage, and a substantial rear garden—ideal for families and those who enjoy outdoor living. In brief, the ground floor comprises an entrance hall, a spacious lounge, a well-appointed modern kitchen, a double bedroom, and a contemporary shower room/utility. Upstairs, the landing leads to two further double bedrooms, one of which benefits from under-eave storage, along with the main house bathroom. Externally, the front of the property features a lawned garden and a driveway with ample parking. To the rear, there is a garage and a large, enclosed garden with both patio and lawned areas, perfect for relaxing or entertaining. An internal inspection is strongly recommended to fully appreciate what this fantastic home has to offer.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL



A welcoming entrance hall featuring a composite front door, wood effect laminate flooring, an open staircase, and an under-stairs storage cupboard. Complete with a radiator, offering both functionality and style.

LIVING ROOM 3.7 x 4.8m (11'11 x 15'10)



A generously proportioned lounge with wood effect flooring continuing from the hallway, a radiator, and a large UPVC bay window flooding the room with natural light.

BREAKFAST KITCHEN 3.7 x 3.6m (12'1 x 11'9)



A contemporary fitted kitchen boasting a range of wall and base units, integrated appliances including a dishwasher, fridge freezer alongside a built-in microwave, oven, induction hob, extractor fan, and a wine cooler. A central breakfast bar with a sink, chrome mixer tap, and seating for three makes this a perfect social space. Finished with wood effect flooring, ceiling spotlights, radiator, and UPVC patio doors leading out to the garden.

BEDROOM THREE 3.7 x 2.7m (11'11 x 8'10)



A spacious double bedroom with a radiator and UPVC window.

SHOWER ROOM/UTILITY

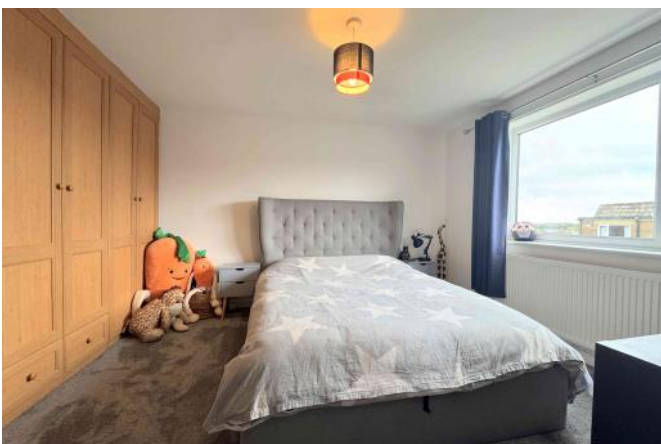


Modern and versatile ground floor shower room featuring a walk-in shower cubicle with glass screen, rainfall and handheld power shower, a low flush toilet, and vanity sink unit. Includes space and plumbing for a washing machine. To complete this room there is a chrome towel radiator, extractor fan, ceiling spotlights, and a UPVC window.

LANDING

Bright landing area with a storage cupboard, providing access to two further double bedrooms and the house bathroom.

BEDROOM ONE 3.7 x 4.4m (11'11 x 14'6)



A large and well-presented double bedroom with ample fitted wardrobes and eaves storage, radiator, and a UPVC window.

BEDROOM TWO 3.7 x 3.6m (12'1 x 11'9)



A spacious double bedroom featuring an airing cupboard housing the combination boiler, radiator, and UPVC window.

BATHROOM



A stylish three-piece bathroom suite comprising a bathtub with rainfall and handheld power shower overhead, vanity sink unit, and toilet. Finished with tiled walls, chrome towel radiator, ceiling spotlights, and extractor fan.

EXTERNAL





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.

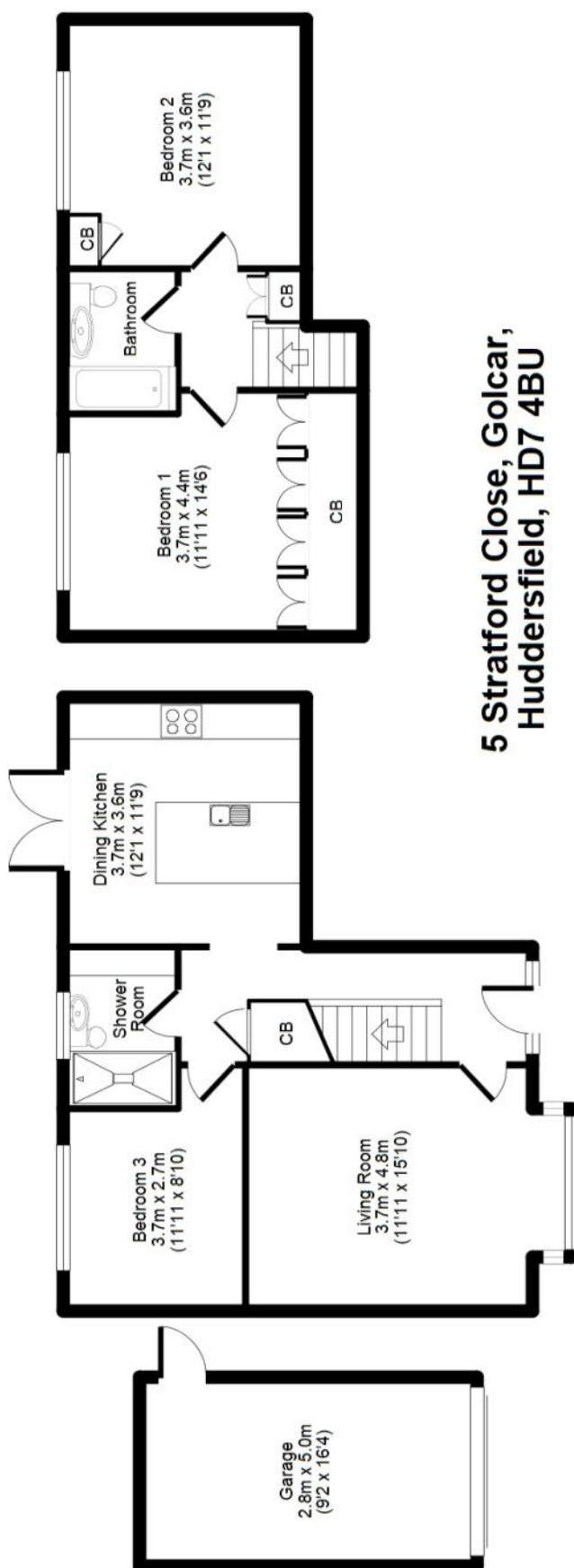
To the front is a lawned garden and a driveway providing ample off-road parking for multiple vehicles. To the rear, you will find a generously sized enclosed garden with both lawn and patio areas, ideal for relaxing or entertaining.



GARAGE 2.8 x 5.0m (9'2 x 16'4)

A detached garage with an electric roller shutter door, power, light, and an additional rear access door directly into the garden.

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



APPROX GROSS INTERNAL FLOOR AREA: 103 sq. m / 1107 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.

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