

# MARSH & MARSH PROPERTIES

7 Mulberry Court, Golcar, HD7 4DN

£220,000



**\*\*ATTENTION ALL YOUNG AND GROWING FAMILIES\*\*** A well-presented THREE BEDROOM semi-detached home situated on a quiet cul-de-sac in the popular location of Golcar. Offering both sustainability and cost efficiency, this home is equipped with 2.85 kwh capacity solar panels installed in 2015 and boasts a stylish kitchen and tasteful bathrooms. Ideally located, where local schools are within walking distance, and all other amenities nearby, along with quick and easy access to the M62 motorway, making it perfect for commuters. In brief, the ground floor comprises a welcoming entrance hall, a comfortable lounge, a modern dining kitchen, and a conservatory providing additional family space. Upstairs, a landing gives access to two double bedrooms, one with an en-suite, a single bedroom, and the house bathroom. Externally, to the front of the property there is a garden with patio and lawn areas, as well as a driveway offering parking for multiple vehicles. To the rear is an enclosed garden with lawn and decking areas. An internal inspection is strongly advised to genuinely appreciate what this home has to offer.

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### ENTRANCE HALL

A welcoming entrance hall with a radiator, and access into the lounge. Stairs rise to the first floor.

### LIVING ROOM 3.6 x 4.6m (11'9 x 15'1)



A spacious lounge featuring a gas fire, dado rail, under stairs storage cupboard, radiator, and a UPVC window. French doors open through into the dining kitchen.

### DINING KITCHEN 4.6 x 3.0m (15'1 x 9'10)

A modern fitted kitchen, installed in 2024, incorporating a chrome sink with mixer tap and splashback. Integrated appliances include a fridge freezer, built-in oven, hob, and washing machine.

Completing this room is a radiator, UPVC window, and access into the conservatory.



### CONSERVATORY 2.4 x 2.7m (7'10 x 8'10)



A bright conservatory with ceiling spotlights, UPVC windows, and UPVC patio doors leading out to the rear garden.

### LANDING



Stairs rise from the entrance hall to a landing with a UPVC window and access to the loft. The space also houses an airing cupboard fitted with a Solar i-Boost, which diverts surplus solar energy to heat the hot water tank.

### BEDROOM ONE 2.7 x 4.8m (8'8 x 15'8)

A well-proportioned double bedroom with radiator and UPVC window.



### EN-SUITE



A stylish three-piece suite comprising a shower cubicle with screen, rainfall and handheld shower, vanity sink unit, and low flush toilet. Finished with a wall-mounted LED mirror, chrome towel radiator, ceiling spotlights, and extractor fan.

### BEDROOM TWO 2.7 x 2.8m (8'8 x 9'2)

A double bedroom with radiator and UPVC window.



**BEDROOM THREE** 1.9 x 2.8m (6'0 x 9'0)



A single bedroom with storage cupboard, radiator, and UPVC window.

## BATHROOM



A contemporary house bathroom, installed in 2024, fitted with a three-piece suite comprising a bath with shower screen, rainfall and handheld shower, vanity sink unit, and low flush toilet. With chrome towel radiator, extractor fan, ceiling spotlights, and UPVC window.



## EXTERNAL



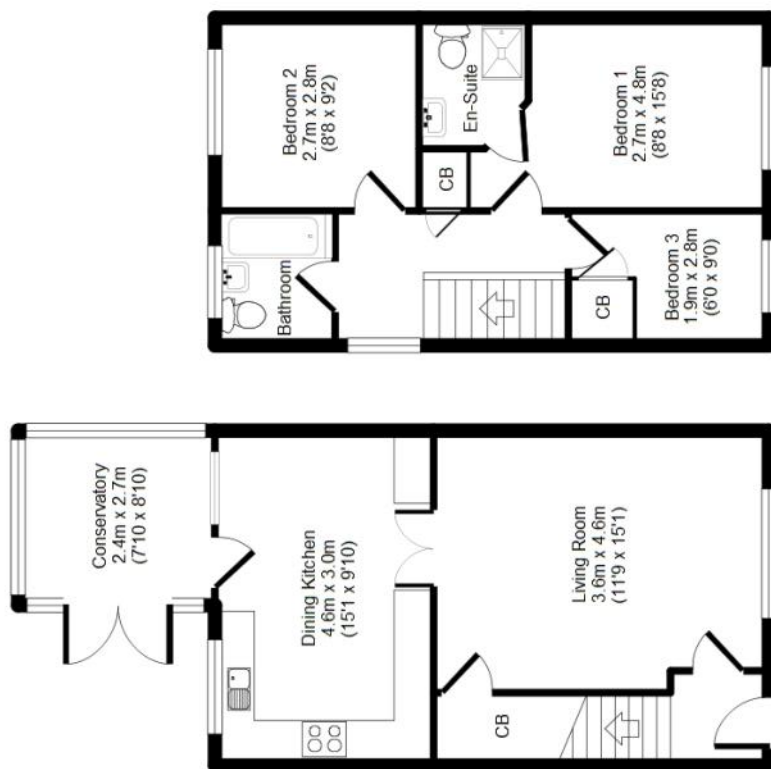
Externally, the property enjoys well-presented outdoor spaces. To the front is a garden with lawn

and patio areas, as well as a driveway providing parking for multiple vehicles. To the rear is an enclosed garden featuring lawn and decking areas, ideal for outdoor dining and relaxation.



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.

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APPROX GROSS INTERNAL FLOOR AREA: 76 sq. m / 813 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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