



83B Arthur Street, Golcar, Huddersfield, HD7 4DJ
Offers In Excess Of £237,000

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This modern stone built, semi-detached property provides 3 bedrooms and is situated towards the head of a cul-de-sac in the popular village of Golcar.

Beautifully presented throughout and boasting en suite facilities to the master bedroom, the property is further enhanced by a high gloss fitted kitchen with a wealth of integrated appliances.

Most daily requirements can be satisfied in the shopping areas of both Golcar and Milnsbridge, together with access to the M62 at J.23 & J.24, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Only by a personal inspection can one truly appreciate the size, quality and position of this family home.

Energy Rating: B



GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

With a central heating radiator set behind fretwork panel and an access door to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity wash basin with chrome mixer taps. There is sunken LED lighting, tiled flooring, chrome ladder style radiator and a uPVC double glazed window.

Lounge

18'10" x 10'11" max (5.74m x 3.33m max)

With a gas and log effect fire set into a limestone fire surround and mantel. There are 2 central heating radiators, 2 uPVC double glazed windows, sunken LED lighting and built-in understairs store cupboard.

Dining Kitchen

14'2" x 9'0" (4.32m x 2.74m)

Having a range of matching high gloss wall and base units with wood block work surfaces, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, tiled flooring, built-in understairs store cupboard and part tiled walls. There is concealed lighting to the wall units, a range of integrated appliances which include a 4 ring electric hob, built-in oven and grill, overhead extractor fan and light, integral fridge, dishwasher, washing machine and freezer,

FIRST FLOOR:

Landing

Master Bedroom

10'0" x 14'7" (3.05m x 4.45m)

A spacious double bedroom which has sunken LED lighting, 2 uPVC double glazed windows, a central heating radiator and an access door to the en suite shower room.

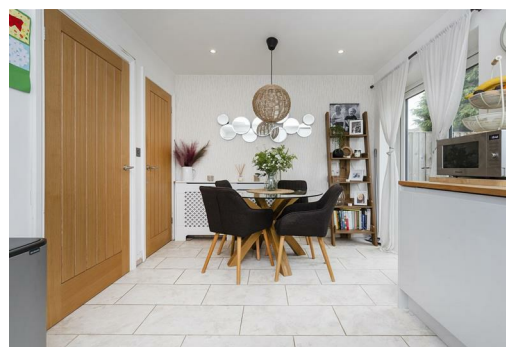
En suite Shower Room

Being part tiled to the walls and fully tiled to the floor. The en suite is furnished with a 3 piece white suite incorporating low flush WC, vanity wash basin with chrome waterfall mixer taps and a double width shower cubicle which is fully tiled and is fitted with a rainwater shower head and additional hose. There is also a chrome ladder style radiator.

Bedroom 2

10'3" x 8'4" (3.12m x 2.54m)

Situated to the rear of the property, having a uPVC double glazed window, central heating radiator and LED lighting.



Bedroom 3

8'4" x 5'7" (2.54m x 1.70m)

With a central heating radiator and uPVC double glazed window.

Bathroom

Being part tiled to the walls and being fully tiled to the floor. There is a 3 piece white suite comprising of a low flush WC, vanity wash basin with chrome waterfall mixer taps and a panelled bath with chrome waterfall mixer taps, overhead shower and additional hose attachment.

OUTSIDE:

To the front a side driveway provides off road parking for 3/4 vehicles. To the rear there is an enclosed garden with timber fencing, decked seating area and lawn.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

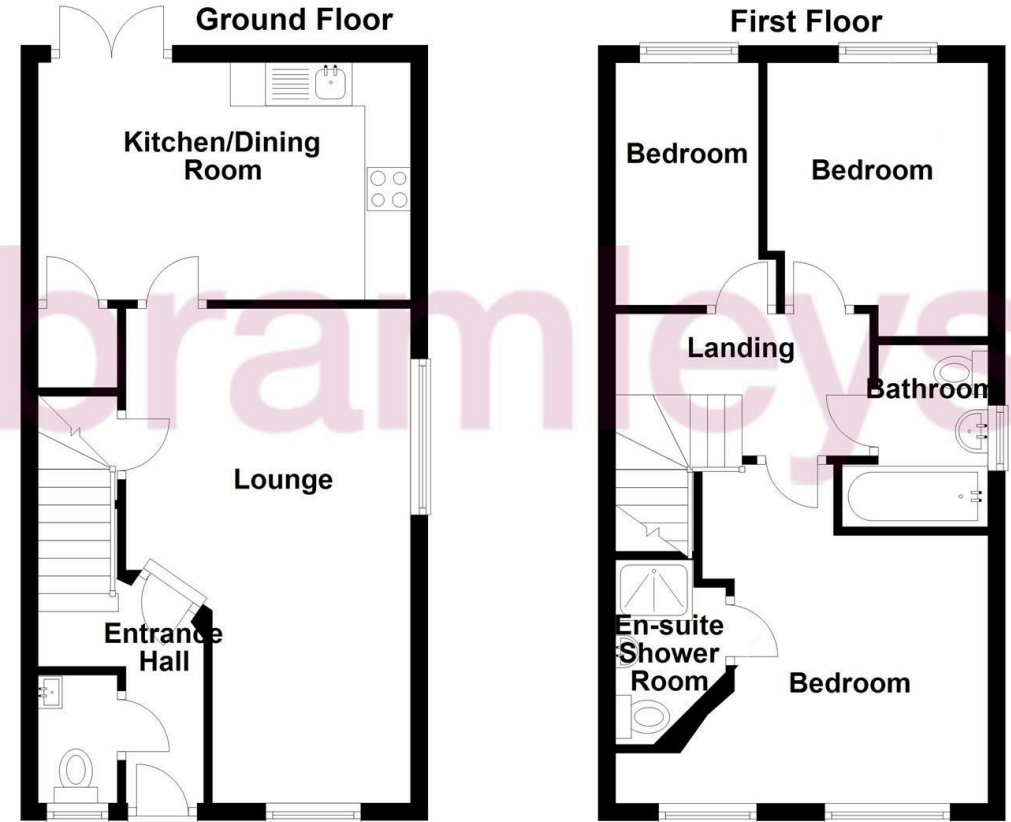
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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