



9 Station Road, Golcar, Huddersfield, HD7 4EQ

£195,000

**bramleys**

This superb 3 bedroom stone built terraced property is located in the popular residential village of Golcar with an open aspect to the front. Benefitting from modern fitted kitchen and bathroom and being enhanced by gas fired central heating and uPVC double glazing, the property would make an ideal purchase for those with a young and growing family or first time buyer alike. Set in an elevated position with views to the front, the property provides spacious 3 bedroomed accommodation across 2 levels with additional lower ground floor storage and utility. The property also benefits from gardens to both the front and rear.

Energy Rating: D



## GROUND FLOOR:

Enter the property via an external door into:-

### Entrance Hall

Where there is a central heating radiator.

### Lounge

14'3" x 13'4" (4.34m x 4.06m)

Situated to the front of the property and having a uPVC double glazed window and a central heating radiator.

### Dining Kitchen

16'10" x 11'3" (5.13m x 3.43m)

Peacefully situated to the rear of the property and comprising a range of matching, modern floor and wall units with a 1.5 bowl stainless steel sink with mixer taps and side drainer. The kitchen benefits from a wealth of integrated appliances including 5 ring gas hob with overhead extractor fan and light, split level double oven and grill, fridge, freezer and

dishwasher. There is a central heating radiator, sunken LED lighting, engineered oak flooring, uPVC double glazed window and rear access door.

## LOWER GROUND FLOOR:

The lower ground floor provides ample storage accommodation and includes power, light and plumbing for a washing machine.

## FIRST FLOOR:

### Landing

### Bedroom 1

13'5" x 10'10" (4.09m x 3.30m)

Situated to the front of the property and benefitting from far reaching views via a uPVC double glazed window, a central heating radiator and cast iron Victorian style fireplace.

### Bedroom 2

11'4" x 10'10" (3.45m x 3.30m)

Peacefully situated to the rear of the property and fitted with a uPVC double glazed window and central heating radiator.

### Bedroom 3

10'0" x 6'0" (3.05m x 1.83m)

There is a central heating radiator and uPVC double glazed window to the front allowing far reaching views.

### Bathroom

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower. There is part tiling to the walls, a chrome ladder style radiator and uPVC double glazed window.

## OUTSIDE:

The property has the benefit of lawned gardens to both the front and rear.



#### 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.

#### DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and take the left turn onto Park Avenue before taking the next right turn onto Park Drive South. Follow this road around and at the mini roundabout, head straight across onto Heaton Road and stay on this road until you reach the T-junction where you then take a right turn onto Church Street. At the roundabout, take the second exit and then take an immediate left turn onto Lowergate and follow this road around as it goes under the train bridge. Take a right turn at the Aldi supermarket onto Scar Lane, heading straight across at the mini roundabout and taking a left turn onto Britannia Road. Stay on this road as it goes over the bridge and at the junction of Britannia Road and Station Road, some steps can be found, identified by the Bramleys for sale board, which lead to the property which can be found on the left hand side.

#### TENURE:

Leasehold - Term: 999 years from 30/04/1890 / Rent: £2.5s

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

#### COUNCIL TAX BAND:

A

#### 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:

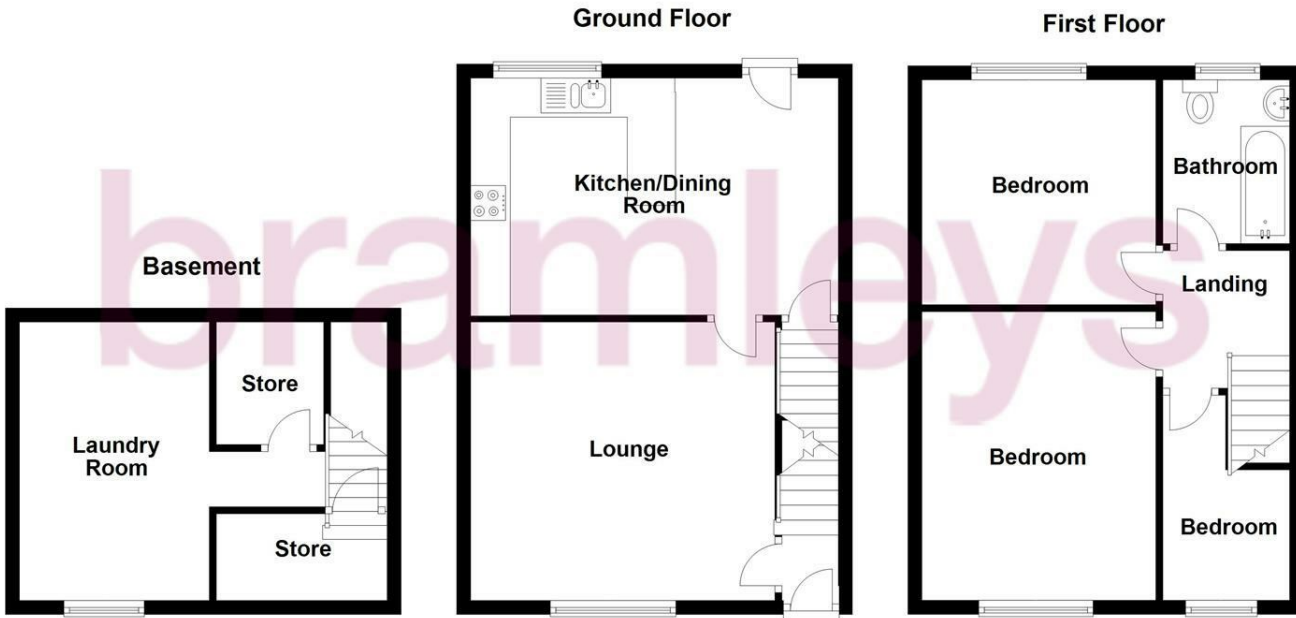
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### VIEWINGS

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

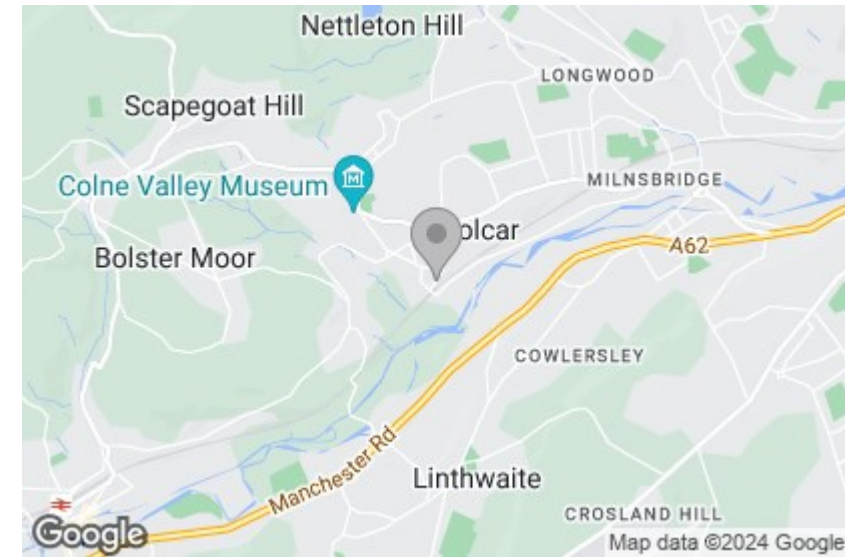
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**



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