



1 Church Street, Golcar, Huddersfield, HD7 4PX

Offers Over £525,000

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This unique property has undergone a complete transformation by reputable builders John Oates Homes. Now providing a versatile 4 bedroom, 3 bathroom family home. Being much larger than it would first appear, having versatile living accommodation over two floors together with a further home office, gym or studio. Enjoying SUPERB FAR REACHING VIEWS to the rear and offering quality fixtures and fittings throughout with a beautiful open plan dining kitchen/lounge with integrated appliances and French doors opening out onto a porcelain tiled patio to the side and further separate lounge. Externally there are two sets of secure gates (one set electrically operated) and two driveways which provide ample off road parking for a number of vehicles.

Energy Rating: C





GROUND FLOOR:

Entrance Hall

A modern composite door gives access to this welcoming entrance hall which has laminate wood effect flooring and 2 central heating radiators.

Utility Room

5'5" x 4'10" (1.65m x 1.47m)

A useful utility which has wood effect laminate flooring, space and plumbing for a washing machine, sink unit set into a work surface and a central heating radiator.

Open Plan Lounge/Dining Kitchen

33'3" x 15'4" max 10'5" min (10.13m x 4.67m max 3.18m min)

This superb open plan living space takes full advantage of the far reaching views enjoyed from the dual aspect uPVC double glazed windows. A set of French doors to the side, open out onto a large porcelain tiled patio which is screened from the front via timber fencing and has glass balustrade which provides an unobstructed view, providing an ideal space for al-fresco dining in the summer months. The kitchen offers an extensive range of high quality soft close wall, base and drawer units with quartz worktops. There is an island with induction hob and built in extraction unit above, as well as incorporating a breakfast bar and has pull out spice racks/larder units. There are two eye level Neff ovens with 'slide and hide' oven doors, warming drawer, wine cooler and dishwasher. Also having a full height integrated refrigerator and freezer. This light and airy room has wood effect laminate flooring throughout, 2 central heating radiators and a staircase leads down to the lower ground floor accommodation.

Lounge

14'10" x 11'8" (4.52m x 3.56m)

This reception room has a central heating radiator and uPVC double glazed window which enjoys far reaching views.

Bathroom

This luxurious bathroom suite has part tiling to the walls, tiled flooring, a low flush WC, bath, vanity sink with storage beneath, chrome ladder style radiator and shower enclosure with overhead rainfall shower and separate hand shower attachment.

Bedroom

15'3" x 10'7" (4.65m x 3.23m)

Another good size double room, with a central heating radiator and 2 uPVC double glazed windows.

Bedroom

10'7" min / 14'11" max x 15'1" max (3.23m min / 4.55m max x 4.60m max)

A double bedroom, fitted with a central heating radiator and uPVC double glazed window which again enjoys lovely far reaching views.

En suite Shower Room

A modern shower room which has tiling to the walls and floor and furnished with a walk-in double shower enclosure, vanity sink and low flush WC. There is a chrome ladder style radiator and uPVC double glazed window which enjoys views to the rear.

LOWER GROUND FLOOR:

Rear Entrance

A composite door gives access to the rear of the property and has a central heating radiator.

Bedroom

20'2" x 7'4" (6.15m x 2.24m)

A large double room with a central heating radiator and uPVC double glazed window.

Study/Dressing Room

8'11" x 7'1" (2.72m x 2.16m)

This room would make an ideal dressing room/study and has a central heating radiator, wood effect laminate flooring and access to a large under-stair store. Please note this room does not have a window.

Bedroom

15'5" x 10'6" (4.70m x 3.20m)

Another spacious double bedroom, fitted with a central heating radiator and uPVC double glazed window.

Shower Room

Having part tiled walls, a fully tiled floor and a chrome ladder style radiator. This modern shower room is furnished with a double walk-in shower with overhead rainfall shower and separate hand shower attachment, low flush WC and a vanity sink unit.

OUTSIDE:

To the front of the property there are two sets of gates (one electronically operated) which access the block paved driveways which provide ample off road parking for numerous vehicles. There is a central recently laid lawn and a further lawn to the side with Laurel hedging which in time will provide privacy from the roadside. There is also a large porcelain tiled patio to the side which enjoys lovely views to the rear and stone steps down the side of the property lead to the rear. The rear has a flagged path, planted borders and timber fencing.

Studio/Gym/Home Office

18'11" x 11'5" (5.77m x 3.48m)

This spacious room is accessed externally and is fitted with a uPVC double glazed window.

Store Room

6'0" x 9'7" (1.83m x 2.92m)

Accessed externally at the rear, this room provides useful additional storage space.

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 Manchester Road (A62) and proceed in the direction of Milnsbridge, turn right down Whiteley Street, follow the one way system onto Yates Lane, right into Morley Lane and left into Market Street. At the traffic lights turn left into Scar Lane and follow the road all the way up, passing the Junction public house on the left. After a short distance the property will be found on the left hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

TBA

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.

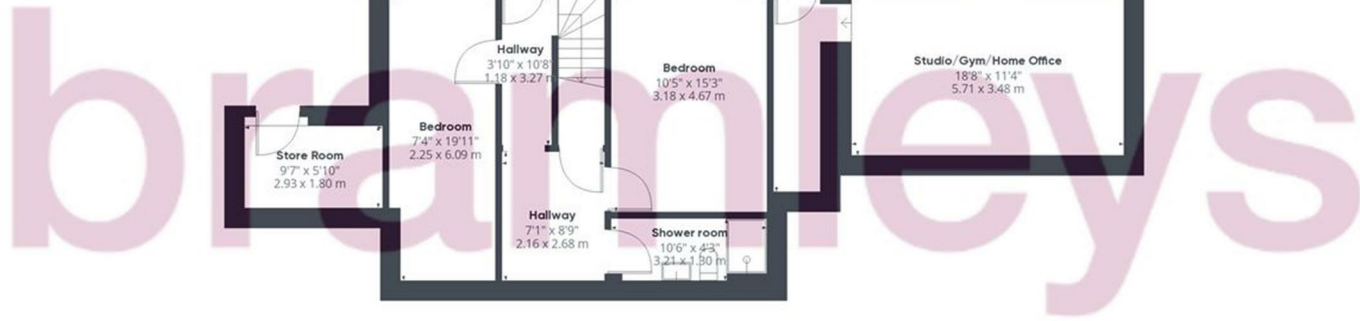
ONLINE CONVEYANCING SERVICES:

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾

1988.39 ft²

184.73 m²

Balconies and terraces

366.4 ft²

34.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	74	77
	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:

- 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.
- 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