

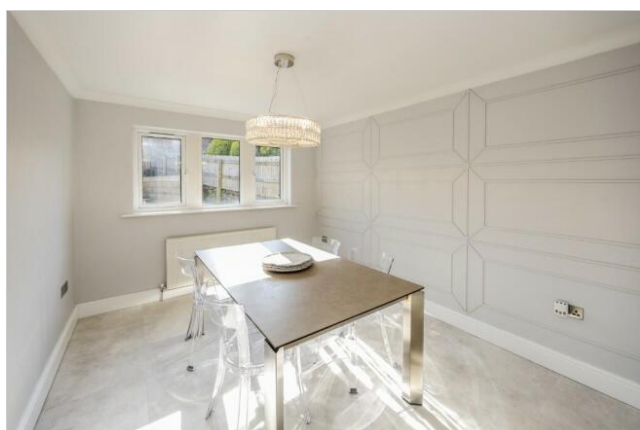
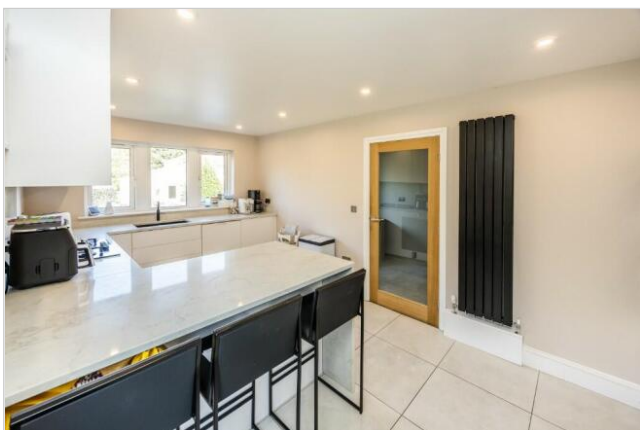
## 5 bedroom detached house for sale

Moorcroft, Golcar, HD7

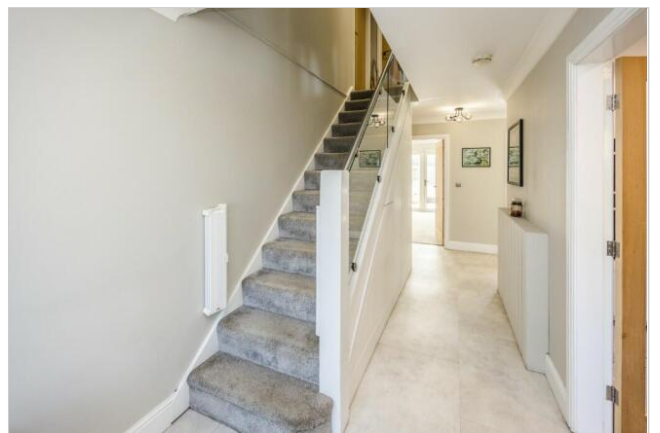
**£410,000**

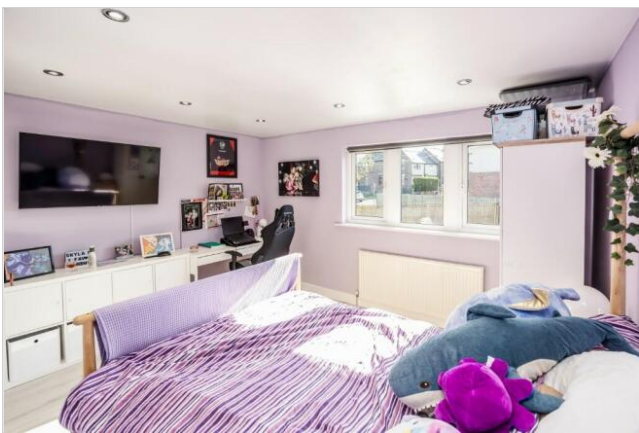
Monthly mortgage payments

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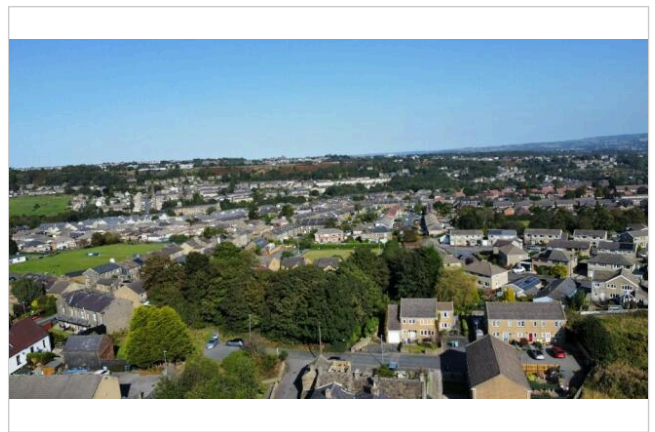












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Property Description

## Key features

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| ■ Sought after village location | ■ Show home presentation              |
| ■ 5 Large double bedrooms       | ■ Conservatory                        |
| ■ Parking for 3 vehicles        | ■ WC and utility room                 |
| ■ EPC C                         | ■ Please view our interactive tour!!! |

## Full description

**Tenure:** Freehold

This immaculately presented family home presents elegance and high standards throughout. Offering spacious living quarters and bedrooms with generous parking and a private rear garden.

With ample storage and a sun trap private conservatory this modern property is a must view to appreciate all it has to offer.

### Key property details

**Roof material** - Natural stone slate.

**Property construction** - Natural stone with stone with window and door surrounds.

**Windows & Doors** - UPVC Double Glazed

**Heating powered by** - Gas Central Heating

Accommodation Listing:

### Ground Floor

**Entrance Hallway** 3.44m x 5.73m - Spacious tiled hallway with access to kitchen, lounge, WC and utility room. Bespoke understairs storage and beautifully designed glass display/drinks cabinet.

**Kitchen** 3.11m x 5.57m - Modern style kitchen overlooking the front garden and driveway. Tiled flooring throughout and a wide range of wall and base units. High quality quartz worktop with matching splashback. A stylish waterfall breakfast bar, integrated dishwasher and extractor. Also includes five ring gas hob and oven, inset sink with mixer tap and quooker instant boiling tap. Side door access to rear garden.

**Lounge** 5.11m x 4.02m - Stylish family lounge with an appealing media wall and log effect electric fireplace, which connects remotely or via electronic devices. This newly decorated room is beautifully presented and allows access through double doors to the conservatory.

**Bedroom 5/Dining Room** 3.13m x 4.02m - Private family dining room separate to the kitchen allowing more room to entertain. Contemporary decorated with panelled walls, overlooking the rear garden allowing natural light to enter from the room and beyond through the glazed internal door. This can also be used as an additional bedroom, boasting enough space for a double bed.

**W.C** 1.80m x 1.17m - Conveniently located with complimentary tiled flooring and walls. Vanity hand wash basin and low flush WC, vertical chrome radiator and chrome tap.

**Utility Room** 2.71m x 1.50m - Located off the ground floor with provision for a dryer and washing machine. Including further cupboard storage at base level with integrated chest freezer.

**Dining Room/Conservatory** 3.36m x 4.29m - Private south facing conservatory accessed from the lounge with wood flooring and French doors leading out to enclosed rear garden. This can also be used as a lovely dining room space, with floods of natural light for entertaining.

### First Floor

**Landing** 2.04m x 2.98m - Ultra modern glass balustrade with grey carpet leading up to the master bathroom and bedrooms.

**Family Bathroom** 2.93m x 1.97m - Elegant family bathroom with modern LED anti-mist mirror, P shaped bath and waterfall tap. Chrome heated towel rail, low flush WC and complimentary tiled flooring. Under sink storage and privacy glass.

**Master Bedroom (Front)** 4.41m x 3.33m - Overlooking the front of the house, stunning bedroom features include automated drop down TV bracket, mirror finish sliding wardrobe doors and a range of fitted furniture. Grey carpets, spotlights and radiator.

**Ensuite** 2.93m x 1.23m - Located off the master bedroom, fully tiled with a double shower cubicle, heated chrome towel rail and low flush WC with hand basin. Window with privacy glass.

**Bedroom 2 (Rear)** 3.98m x 4.02m - Extremely spacious double bedroom with hardwood effect flooring, spotlights, radiator and fitted blinds.

**Bedroom 3 (Rear)** 3.70m x 3.87m - Another exceedingly spacious double bedroom with hardwood effect flooring, built in wardrobes and fitted blinds. Spotlights along the ceiling, radiator and access to loft.

**Bedroom 4 (Front)** 2.77m x 4.29m - Spacious double bedroom with hardwood effect flooring, spotlights, radiator and fitted blinds.

**Parking arrangements** Private driveway and powered garage with parking for up to 3 vehicles with potential to create more off road parking.

**Outside space** Far reaching views from the front of the property, block paved driveway and garden area to the front. Enclosed private rear garden with access to conservatory.

**Tenure** - Freehold

**Council Tax Band** - E

**Energy Performance Rating** - C

**Mains Gas** - Yes

**Mains Electricity** - Yes

**Mains Water** - Yes

**Viewing** - By appointment with Harvey & Ryall

**What 3 Words location** - ///junior.cable.paying

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would like any more information of the subject, please contact us where we would be happy to discuss.

#### Additional Details

Plenty of things to do in the local village and surrounding towns.

- 1.0 miles from Golcar Village Centre
- 2.4 miles from Huddersfield Royal Infirmary
- 3.1 miles from Slaithwaite Town Centre

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

#### More information from this agent

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#### Energy Performance Certificates (EPCs)

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## Floorplans

Floorplan





GROSS INTERNAL AREA  
FLOOR 1 88.1 sq.m. (948 sq.ft.) FLOOR 2 76.4 sq.m. (822 sq.ft.)  
TOTAL : 164.5 sq.m. (1,770 sq.ft.)  
(EFTD AND UNFURNISHED AND APPROXIMATE, ACTUAL MAY VARY)



map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

#### Nearest stations

Slaithwaite (1.9 mi)

Lockwood (2.1 mi)

Huddersfield (2.7 mi)

Distances are straight line measurements from centre of postcode

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