

Peter David

Properties Ltd

Residential Sales and Lettings



23 Station Lane

Golcar, Huddersfield, HD7 4EG

Offers in the region of £260,000



23 Station Lane

Golcar, Huddersfield, HD7 4EG

Offers in the region of £260,000



Ground Floor -

Living Room

Step through a solid wood glazed door into the living room adorned with coir matting and cream carpeting underfoot. Flooded with natural light, courtesy of two charming hardwood sash windows adorned with custom shutters, the room exudes an airy ambiance. The focal point of the room is a magnificent original wood fire, radiating both warmth and character throughout. There are wooden beams overhead add to the rustic charm, while a feature internal window offers glimpses into the adjoining utility area. There is the added benefit of built-in alcove shelving and cupboards.

Dining Room

Adjacent to the living room lies a second spacious reception area, versatile enough to serve as a formal dining room or, as currently configured, a comfortable bedroom. Adorned with two hardwood sash windows, each with custom-fitted shutters, this room welcomes an abundance of natural light.

Utility Room

A practical utility room, featuring cream tiled flooring with a hardwood door leading to the side aspect of the exterior. The space is equipped with plumbing for a washing machine and houses the boiler. There is a loft hatch that provides access to the insulated and partially boarded loft space.

Kitchen

The kitchen comprises cream matching wall and base units complimented by tiled splash backs and wood-effect work surfaces. Integrated appliances comprise of a 1.5 ceramic sink and drainer, an under counter

fridge, a gas double oven with a grill, a gas hob and an extractor fan. There is ample space for a dining table. There are two hardwood sash windows to the rear aspect that are adorned with custom-fitted shutters, allowing natural light to filter in while maintaining privacy. Stairs rise to the first floor accommodation.

First Floor -

Master Bedroom

A generously proportioned master bedroom flooded with natural light from the hardwood Velux window. There is a cream carpet underfoot.

Bedroom Two

A second double bedroom with built in storage to the alcoves, a feature stone wall and two stone mullion windows.

Bedroom Three

A third double bedroom with two hardwood stone mullion windows to the front aspect.

House Bathroom

A partially tiled house bathroom comprising of a three piece suite: a WC, a wash basin and a bath with an overhead shower. There is linoleum tiled effect flooring and a hardwood window to the front elevation.

Exterior

The property sits on a peaceful residential street. You'll find convenient off-road parking for one car under a covered carport, which also offers additional storage space at the rear. Stone steps lead up to the front lawn and the entrance door. The garden is fully enclosed, providing a safe and private outdoor space for relaxation and enjoyment.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



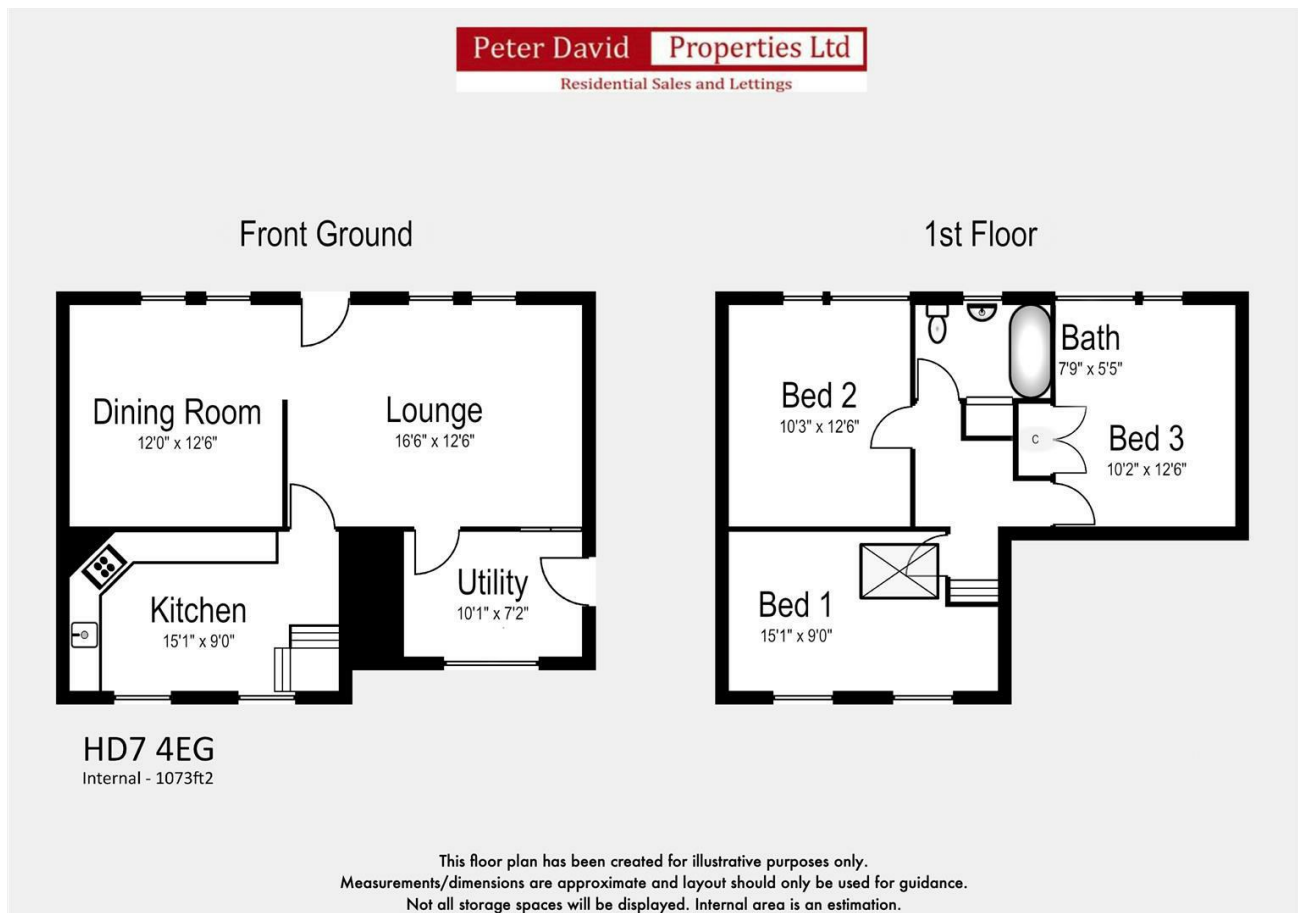
Hybrid Map



Terrain Map



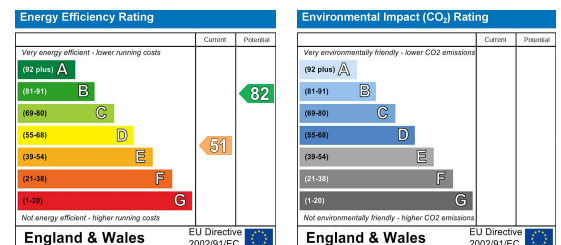
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk