

Peter David

Properties Ltd

Residential Sales and Lettings



## Linfit View Wellhouse Fields

Golcar, Huddersfield, HD7 4EY

Offers in the region of £375,000



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## Entrance Hallway

Enter this characterful property via a wooden period door into the hallway with exposed beams. Access to ground floor WC, living room, second reception room and luxury kitchen. Carpeted stairs rise to the first floor accommodation.

## Ground floor WC

A spacious ground floor WC with vinyl flooring and exposed beams. Comprising of: concealed cistern WC, and a wash basin with vanity unit. A wooden double glazed privacy window to rear aspect.

## Living Room

A living room with a view. This room has panoramic views across the Colne valley and benefits from mullioned windows, wooden double glazed units and a stone inglenook fireplace with feature wooden lintel which could house a multi fuel stove.

## Second Reception Room

A second reception room again with exposed beams, mullioned windows and spectacular views. There is a stone inset fireplace with electric stove effect fire wooden double glazed units and a wooden door leading out to the front garden.

## Kitchen

A luxury kitchen with vinyl flooring, cream matching wall and base units, laminate worksurfaces and laminate splashbacks. Integrated appliances comprise of an eye level double electric oven, an electric hob, an extractor and a 1.5 stainless steel sink and drainer under mullioned windows with wooden double glazed units overlooking the rear aspect.

## Landing

Carpeted stairs rise to the first floor accommodation. Access to all rooms, house bathroom and a partially boarded loft with ladder. Wooden double glazed unit to rear elevation.

## Master Bedroom

To the front of the property is the master bedroom again benefiting from those spectacular views. There are floor to ceiling fitted wardrobes across one wall and fitted dressing table with an abundance of storage space. Dual aspect mullioned windows with wooden double glazed units provides plenty of natural light.

## En-Suite

A modern en-suite with vinyl flooring. Comprising of a WC, a wash basin with vanity unit and a corner shower cubicle with glass sliding door and glass panel. Benefiting from a chrome towel rail, glass shelf and mirror.

## Bedroom Two

To the front is a second double bedroom again with splendid views. Benefiting from a corner sink with tiled splashback and vanity unit.

## Bedroom Three

A third double bedroom with neutral carpet and splendid views.

## House Bathroom

A spacious luxury house bathroom with laminate flooring. Comprising of: a concealed cistern WC with fitted vanity unit. An inset wash basin with vanity unit and fitted mirror with shelves and lighting and a walk in shower with glass door and glass panels. Benefiting from two large fitted storage cupboards and a chrome

towel rail. Mullioned windows with wooden double glazed privacy window to rear elevation.

### Exterior

To the rear of the property is a shared parking area with steps leading down to the property. To the front is a stone flagged patio area with stunning views across the Colne Valley and surrounding fields. There are two outhouses, one being a utility with two free standing spaces for appliances, one with plumbing for a washing machine and a Belfast sink. The other outhouse is currently used for storage space but could be utilised for a variety of purposes.

### 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

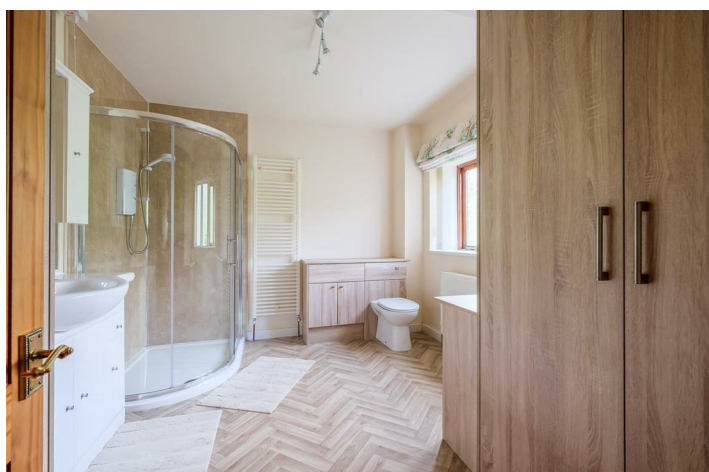
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



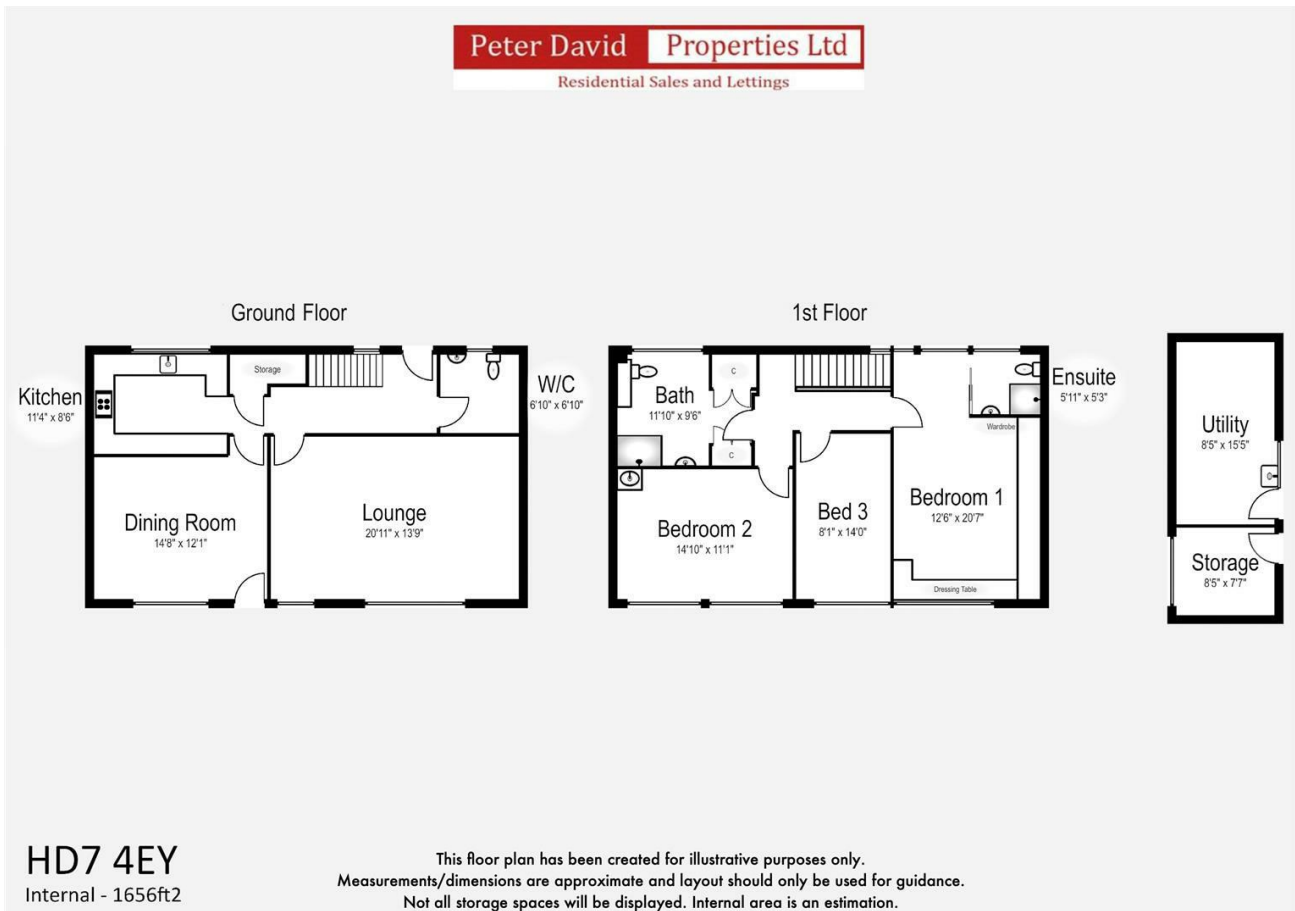
## Hybrid Map



## Terrain Map



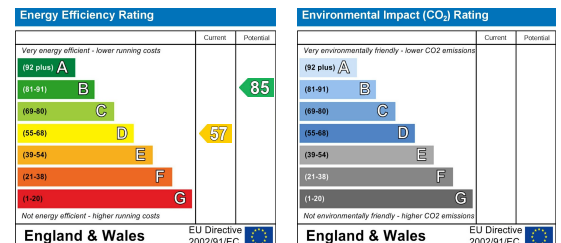
## Floor Plan



## 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



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