



## 1 Carolan Court

Golcar, Huddersfield, HD7 4NA

Offers in the region of £285,000



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## Entrance Hallway

Enter the property via a PVCu front door into the entrance hallway. Access to the living room. Carpeted stairs rise to the first floor.

## Living Room

A well appointed living room to the front of the property, benefitting from a gas fire on a marble hearth making an ideal focal point. A PVCu bay window to the front of the property allows plenty of natural light to flow in. Open access to the kitchen/diner.

## Kitchen/Diner

A spacious kitchen/diner with a herringbone vinyl floor. Comprising of: matching white wall and base units, laminate worktops and tiled splashbacks. Integrated appliances comprise of; an electric oven, a gas hob, an extractor and a stainless steel sink and drainer. There are also two additional free standing spaces, one with plumbing for a washing machine. Two PVCu windows to rear aspect. PVCu door to side access.

## Landing

Carpeted stairs rise to the first floor accommodation with access to the three bedrooms and the house bathroom. Also benefitting from a storage cupboard and loft access. A PVCu window to the side aspect.

## Bedroom One

A spacious double bedroom set to the rear of the property. A PVCu window to the rear elevation.

## Bedroom Two

A second spacious double bedroom with a PVCu window to the front elevation.

## Bedroom Three

A single bedroom with a PVCu window to the front elevation.

## House Bathroom

A fully tiled house bathroom comprising of: a WC, a wash basin and a bath with overhead shower and glass screen. A PVCu privacy window to the rear elevation.

## Exterior

To the front of the property is a lawn and a tarmac driveway with space for one car leading to the single garage with an up and over door. To the rear is a spacious garden with a lawn.

## Mortgages

We recommend Chris Terry at Naomi Financial, 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



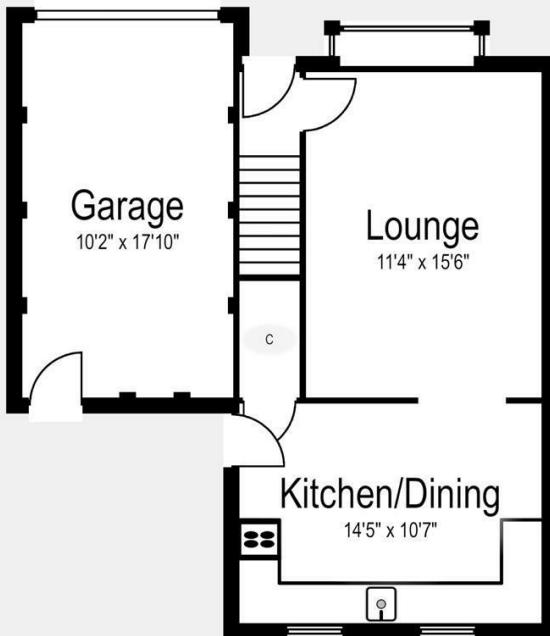
## Terrain Map



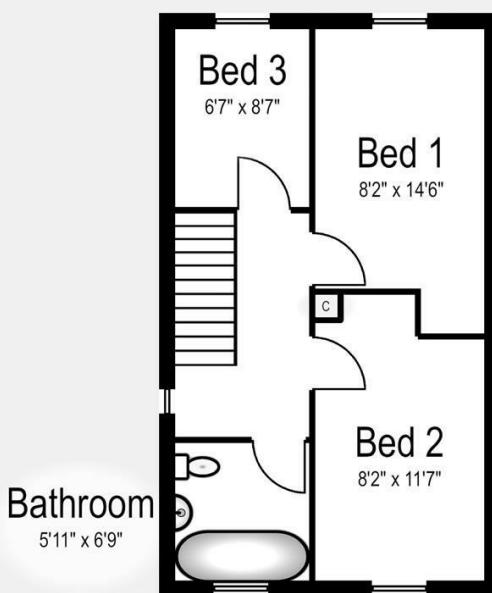
## Floor Plan

### Peter David Properties

#### Front Ground



#### 1st Floor



HD7 4NA

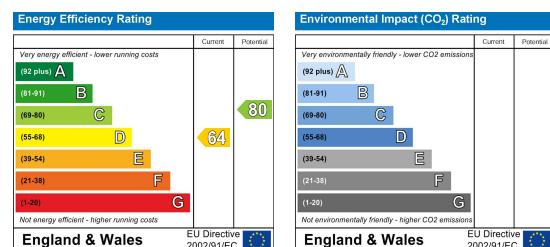
Internal - 954ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.

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