



Weavers Avenue | Golcar | Huddersfield | HD7 4RR

Asking price £235,000



SHERIDAN
BAILEY
PROPERTY

Weavers Avenue | Golcar
Huddersfield | HD7 4RR
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Located in the popular village of Golcar, this attractive end terrace property benefits from being double fronted and with dual aspect windows throughout and is situated in a cul-de-sac position overlooking the green space on the development. Light and airy throughout this property briefly comprises; entrance hall, living room, kitchen/dining with french doors leading to the rear patio and garden, downstairs WC and understairs storage. On the first floor there is a master bedroom ensuite, and 2 more bedrooms, one double and one single as well as a family bathroom.

This property will have a wide appeal to first time buyers, professional couples and families alike, so early viewing is recommended

- Double fronted end terrace property with dual aspect views
- Quiet cul-de-sac position
- Off road parking for up to 3 vehicles.
- Modern kitchen/dining space with French doors

Entrance Hall

Welcoming entrance hall with cloaks storage cupboard space and staircase off to first floor landing.

Living Room

Light and spacious living room with dual aspect windows to front and side elevations. The double window to the front of the property overlooks a large grassy area of the development so the property is immediately overlooked. Plenty of space for 2 double sofas plus other living room furniture.



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Kitchen / Dining

Family sized kitchen/dining space. Another room with an abundance of light as a result of dual aspect windows to side and rear elevations, plus French doors open out into the patio/garden from the dining area. Dining area will accommodate 4 seater table and chairs. The Kitchen has a range of matching white hi gloss wall and base units with worktops and tiled splashbacks, Integrated Kitchen appliances include; dishwasher, electric oven, 4 ring gas hob with extractor over. Space of fridge freezer. Laminate flooring throughout.

Downstairs WC

Downstairs WC plus corner wash hand basin, extractor, laminate flooring.

Staircase to first floor landing

Good sized landing with loft access

Master Bedroom Ensuite

Master bedroom benefits from dual aspect windows overlooking front of the property and green areas, as well as the rear garden. , so is light at all times of day. Good sized bedroom with plenty of space of wardrobes and other bedroom furniture.

Ensuite

Ensuite to Master Bedroom with double shower, wc, wash hand basin. Frosted window to front elevation

Bedroom 2

Double bedroom with dual aspect windows to front and side elevations. Storage cupboard/useful built in wardrobe space.

Bedroom 3

Single bedroom with window to side elevation.

Bathroom

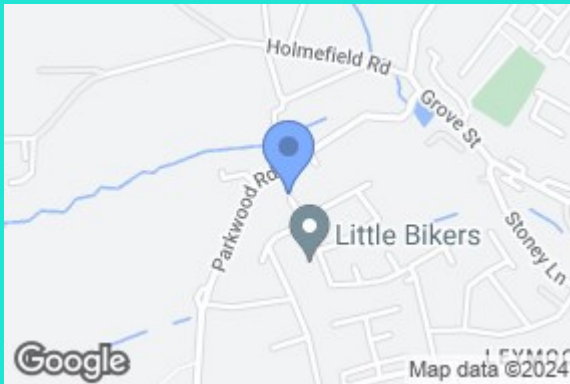
House bathroom with bath, WC and wash hand basin.

External Areas

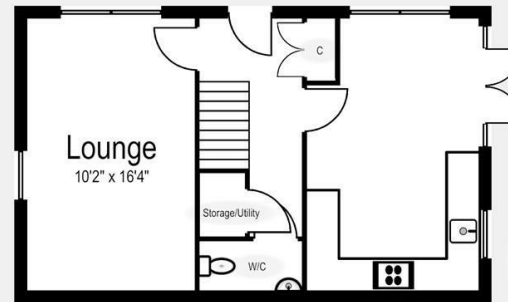
As an end terrace property, the property benefits from being double fronted and with dual aspect windows across the property is light and airy. Located at the end of a cul-de-sac there is a double driveway plus room for 1 more vehicle behind. The property is accessed via flagged pathway with gravel borders and decorative black railings overlook the open green areas of the development with views beyond to Golcar. To the rear of the property the French doors from the dining area open out on a flagged patio area with steps down to garden that is laid to lawn, with another flagged area at the rear of the garden to catch the evening sunshine.

Note

There is a service charge of £219.78 per annum for upkeep and maintenance of communal green spaces.



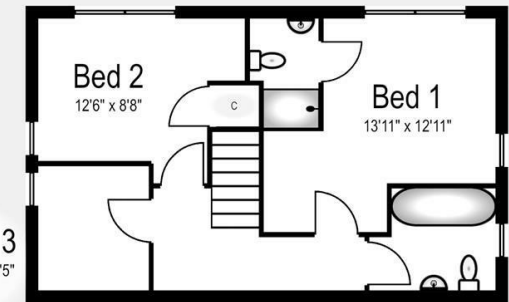
Front Ground



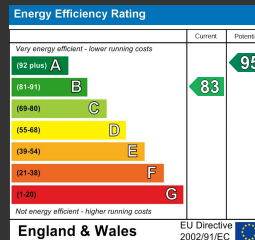
HD7 4RR
Internal - 884ft²

Kitchen/Dining
10'5" x 16'4"

1st Floor



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.



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