



Weavers Avenue, Golcar, Huddersfield HD7 4RR

welcome to

Weavers Avenue, Golcar Huddersfield

Immaculately presented four/five bedroom detached home. Having spacious kitchen/diner alongside roomy lounge, both with access out to enclosed rear garden. Driveway and detached garage. Ideal family location. 7 years builders Warranty.



Ground Floor

Entrance

Front door leading to a good sized hallway with laminate flooring and warmed by a central heating radiator. Doors to storage cupboard, reception rooms, kitchen, under stair storage and WC. Stairs to first floor.

Lounge

10' 2" x 16' 9" (3.10m x 5.11m)

Roomy yet cosy reception room with carpeted flooring and warmed by two central heating radiators. Being decorated to a modern standard. The room is flooded with lots of natural light from the double glazed window to the front and the double glazed patio doors which lead to the rear garden.

Study/bedroom 5

9' 7" x 10' 8" (2.92m x 3.25m)

Good sized ground floor bedroom with carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front and side.

Cloakroom

Low flush WC, wash hand basin with mixer tap, laminate flooring and a central heating radiator.

Kitchen Diner

15' 1" x 15' 1" (4.60m x 4.60m)

Superbly spacious kitchen diner fitted with a range of cream fronted base and wall units with wood effect work surfaces. Integrated appliances include an electric oven and gas hob with extractor over, fridge freezer, dishwasher and washing machine. One and half bowl sink unit with drainer. Having tiled flooring, central heating radiator, three double glazed windows two to the side and one to the rear plus double glazed patio doors leading to the garden.

First Floor

Landing

Being nicely decorated with carpeted flooring, doors to bedrooms and bathroom plus access to a part boarded loft space via a pull down ladder.

Bedroom One

10' 2" x 15' (3.10m x 4.57m)

Superbly spacious master bedroom with carpeted flooring and warmed by a central heating radiator. Door to ensuite shower room. Two double glazed windows overlook the side and rear.

Ensuite

Ensuite shower room comprising double step in shower cubicle, low flush WC and wash hand basin with mixer tap. Having laminate flooring, part tiled walls, radiator and extractor. Double glazed window to the side.

Bedroom Two

8' 6" x 14' 9" (2.59m x 4.50m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front and side.

Bedroom Three

10' 1" x 12' 2" (3.07m x 3.71m)

Third spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Four

7' x 7' 5" (2.13m x 2.26m)

Good sized carpeted room warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Modern and cosy bathroom suite comprising bath with shower over and glass shower screen. Low flush WC and wash hand basin with mixer tap. Having part tiled walls, vinyl flooring and a central heating radiator.

External

To the rear of the property is a superb sized lawned garden with a purpose built patio with pongola for enjoying sitting out in summer months. It has electric running down to it ideal for family barbecues with pretty fairy lights and planting beds.



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welcome to

Weavers Avenue, Golcar Huddersfield

- Perfect for large and growing families.
- Single garage and driveway.
- Spacious child friendly garden with Patio.
- Close to village amenities.
- Four double bedrooms and one single.

Tenure: Freehold EPC Rating: B

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115959 - 0004

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