



**The Picture House, Golcar, Huddersfield HD7 4QB**



**welcome to**

**The Picture House, Golcar Huddersfield**

MOVE STRAIGHT IN! Stone built three bedroom Semi with off street parking and enclosed garden! Close to Golcar village centre and being offered move in ready with NO ONWARD CHAIN!



## **Ground Floor Entrance Porch**

Side door leading to entrance porch with window to the rear and door to open plan living space.

## **Open Plan Living Space Kitchen**

14' 7" x 8' 6" ( 4.45m x 2.59m )

Spacious kitchen area fitted with a range oak fronted base and wall units with contemporary work surfaces and tiled splashbacks. Space for cooker with glass splashbacks and extractor over. Space for washing machine and dryer. Sink unit with drainer. Wall mounted gas boiler. Having laminate flooring and two double glazed windows to the rear. Stairs lead to the first floor.

## **Lounge**

10' x 14' 8" ( 3.05m x 4.47m )

The lounge area is spacious with carpeted flooring and warmed by an electric flame effect fire plus a central heating radiator. Double glazed windows overlooks the front plus patio doors leading to the garden.

## **First Floor Landing**

Doors to bedrooms and bathroom. Having carpeted flooring, central heating radiator and a double glazed window to the rear.

## **Bedroom One**

10' 6" x 10' 4" ( 3.20m x 3.15m )

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

## **Bedroom Two**

11' 3" x 9' 4" ( 3.43m x 2.84m )

Second spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed windows overlook the front.

## **Bedroom Three**

5' 5" x 7' 9" ( 1.65m x 2.36m )

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

## **Bathroom**

5' 6" x 7' 1" ( 1.68m x 2.16m )

Bathroom suite comprising bath with electric shower over, low flush WC and wash hand basin. Having part tiled walls and laminate flooring, extractor and a double glazed window with frosted glass to the rear.

## **External**

To the front of the property is an enclosed turfed garden with patio area. Archway leading to the rear with access to courtyard parking area and bin store.



***view this property online*** [williamhbrown.co.uk/Property/HDF115989](http://williamhbrown.co.uk/Property/HDF115989)



welcome to

## The Picture House, Golcar Huddersfield

- Situated Close To Village
- Newly Fenced Garden
- Move In Condition
- NO ONWARD CHAIN
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF115989](https://williamhbrown.co.uk/Property/HDF115989)



Property Ref:  
HDF115989 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**