



**Handel Street, Golcar, Huddersfield HD7 4AB**



**welcome to**

**Handel Street, Golcar Huddersfield**

Perfectly presented semi-detached cottage located in Golcar with off street parking and rear private garden. Showcasing original features such as beams, wood effect laminate flooring, log burners and coving. With new carpets throughout! A must see property for the area which could easily be a 3 bed.



## **Ground Floor Entrance**

Front door leading hallway with feature vinyl flooring.

## **Lounge**

15' 1" x 15' 7" ( 4.60m x 4.75m )

Superbly spacious reception room with carpeted flooring and warmed by a central heating radiator. The room has beamed ceiling and a double glazed window to the front. Stairs lead down to basement level.

## **Kitchen**

15' 9" x 5' 11" ( 4.80m x 1.80m )

Spacious kitchen fitted with a range of cream fronted base and wall units with wood effect laminate tops and tiled splashbacks. Integrated electric oven, grill and separate gas hob with extractor over plus integrated fridge freezer and washing machine. Sink unit with drainer and mixer tap. With wood effect laminate flooring, beamed ceiling and a double glazed window to the side. Door leads through to the rear porch.

## **Basement Sitting Room**

14' 11" x 14' 9" ( 4.55m x 4.50m )

Wonderfully designed, spacious reception room warmed by a log burner with exposed stone fireplace. The room has wood effect laminate flooring and feature panelled ceiling. Double glazed patio doors and window lead out to the rear garden.

## **Bathroom**

8' 8" x 5' 5" ( 2.64m x 1.65m )

Nicely decorated bathroom suite comprising P-shaped bath with waterfall shower over and glass shower screen, concealed sink unit with vanity cupboard plus separate low flush WC. With part tiled walls and tiled flooring, heated towel warmer/radiator, ceiling spotlights and a double glazed window to the side.

## **First Floor Bedroom One**

13' 4" x 8' 2" ( 4.06m x 2.49m )

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

## **Bedroom Two**

9' 4" x 6' 11" ( 2.84m x 2.11m )

Good sized room with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear with woodland views.

## **External**

Sunny aspect, low maintenance garden which wraps down and around to an allotment section of the garden leading to a secondary outhouse located under the property. There is a small storage shed built into the garden area. The property has a side driveway.



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## Handel Street, Golcar Huddersfield

- Potential To Have Three Bedrooms
- Two Spacious Reception Rooms
- Multitude Of Storage Spaces
- Modern Theme Throughout With Brand New Carpets
- Parking And Private Garden

Tenure: Freehold EPC Rating: D

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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