



Plot 2 Leymoor Road, Golcar, Huddersfield HD7 4QF

welcome to

Plot 2 Leymoor Road, Golcar Huddersfield

£5000 incentive - RESERVATION BEING TAKEN NOW - Looking to move straight into a low maintenance, energy efficient home with integrated appliances? Ideal if your looking for a new home in 2024! Flooring Package included!! Call now for more information!!



Downstairs Wc

fitted with a low flush WC and wash hand basin

Lounge

13' 1" x 12' 5" max into recess (3.99m x 3.78m max into recess)

Superbly spacious modern reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front provides plenty of natural light. There is also a door to an under stair storage cupboard

Kitchen Diner

11' 10" x 11' 5" (3.61m x 3.48m)

Modern kitchen diner fitted with a range of dark navy base and wall units. Integrated fridge freezer, electric oven and induction hob with extractor over. Space for washing machine or dishwasher. With marble effect tiled flooring, central heating radiator and a double glazed window and door to the rear

First Floor Landing

with radiator and double glazed window to the front

Bedroom Two

13' 8" x 9' (4.17m x 2.74m)

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

Bedroom Three

9' x 11' 6" (2.74m x 3.51m)

Double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Bathroom suite comprising bath, low flush WC and wash hand basin. With heated towel warmer/radiator, fully tiled walls and flooring with double glazed frosted window to the rear.

Second Floor

Master Bedroom

15' 11" max into recess x 16' 4" max into eaves (4.85m max into recess x 4.98m max into eaves)

Superbly spacious master bedroom with carpeted flooring, loft access and warmed by a central heating radiator. With two skylights to the rear.

Master Ensuite

Fitted with double shower cubicle, low flush WC and wash hand basin. With tiled flooring and walls, heated towel warmer/radiator and skylight to the front.

External

Externally the property boasts off-road parking to the front and an enclosed, private garden to the rear. Viewing is recommended to appreciate the space on offer.

10 Year Build Warranty

All properties for peace of mind come with a 10 build warranty as well as a standard 2 year builder and manufacturer's warranties for all appliances.

Sales Assist & Part Exchange

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots. Please ask the sales team for more information.

Viewings

We welcome the opportunity to show you around the properties to get a better feel of the space and size of the homes and gardens. This is a working building site and we can only do viewings with a pre booked appointment. Please contact the sales team for more information.

Reservation Fee

If you wish to reserve a plot we require a £1000 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. Please speak to the sales team for more information.

N.B

Some images included in the advert have been virtually staged to help showcase the intended use and true potential of spaces in the home. Please be aware fixtures and fittings are not included in the sale.



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Plot 2 Leymoor Road, Golcar Huddersfield

- Open day Sat 5th October 12pm - 2pm - please call for more info - 'Move in For Christmas'
- ****Guide Price £260,000 to £270,000**** - Part Exchange & Sales Assist Available
- Highly sought-after location close to amenities and schools
- High specification throughout and Accommodation over three floors
- Off-road parking and privately enclosed garden
- Integrated appliances
- Downstairs W/C and en-suite bathroom

Tenure: Freehold EPC Rating: Exempt

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF116432](https://www.williamhbrown.co.uk/Property/HDF116432)



Property Ref:
HDF116432 - 0008

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



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



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