



Banks Avenue, Golcar, Huddersfield HD7 4LZ

welcome to

Banks Avenue, Golcar Huddersfield

An immaculately presented family home in highly sought-after Colne Valley location, with off-road parking, a beautifully landscaped garden with a garden room and fabulously spacious rooms. Finished to the highest of standards and ideal for those looking to settle in a peaceful location.



Ground Floor

Entrance

Front door leading to hallway with vinyl flooring. Stairs to first floor.

Lounge

12' 3" x 16' 8" into bay (3.73m x 5.08m into bay)

Superbly spacious and modern reception with carpeted flooring. Fireplace with space for electric log burner effect fire and two central heating radiators. The room is flooded with plenty of natural light by the double glazed bay window.

Kitchen

15' 5" x 9' 10" (4.70m x 3.00m)

Modern kitchen fitted with a range of fitted base and wall units with Quartz worksurfaces. Integrated electric oven and microwave plus gas hob with extractor over, integrated dryer and dishwasher. Space for a good sized fridge freezer and washing machine. Porcelain sink unit with swan neck tap. With vinyl flooring, ceiling spotlights and door to pantry cupboard. Two double glazed windows and door overlook look the rear.

First Floor Landing

With carpeted flooring, central heating radiator and a double glazed window to the front. Stairs to second floor.

Bedroom One

10' 10" x 9' 3" (3.30m x 2.82m)

Spacious sized bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

9' 11" x 9' 5" (3.02m x 2.87m)

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

Bathroom

Bathroom suite comprising P-shaped bath with shower over and curved shower screen. Low flush WC and wash hand basin with mixer tap. With tiled walls and vinyl flooring, heated towel warmer/radiator, integrated storage and a double glazed window to the rear.

Second Floor - Attic

15' 3" x 12' 11" (4.65m x 3.94m)

Superb sized double bedroom with eaves storage/deep cupboards, carpeted flooring and warmed by a central heating radiator. Three Velux windows.

External

Externally, the property has fabulous garden space both to the front and the rear with faux lawn and a wooden summerhouse creating a perfect seating area or garden room. Parking is available to the front of the property and is also freely available on the road just outside.



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welcome to

Banks Avenue, Golcar Huddersfield

- High Specification Throughout - Presented To A Move In Condition
- Highly Sought After Location - Close To Village Amenities
- Quiet Yet Convenient Location - Colne Valley
- Dining Kitchen
- Garden Room - Off Road Parking
- Fabulous Garden Space

Tenure: Freehold EPC Rating: D

offers in the region of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115951 - 0002

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