



**Weavers Lane, Golcar, Huddersfield HD7 4RU**



**welcome to**

**Weavers Lane, Golcar Huddersfield**

Located in highly sought after Golcar, this four bedroom detached home is ideal for the growing family. With off-road parking, a detached garage and a well-maintained garden, whilst being located close to local schools, amenities and the M62 networks.



## Ground Floor

### Entrance

Front door to hallway with carpeted flooring and warmed by a central heating radiator. Double glazed window to the side.

### Wc

Comprising low flush WC, wash hand basin, extractor fan and a central heating radiator.

### Lounge

11' x 15' 5" ( 3.35m x 4.70m )

Superb sized reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Kitchen

19' 3" x 9' 7" ( 5.87m x 2.92m )

Superbly sized kitchen with a range of base and wall units and wood effect work surfaces plus under counter lighting. Integrated electric double oven and grill, induction hob with extractor over, wine cooler, fridge freezer and dishwasher. With laminate flooring, ceiling spotlights, central heating radiator, double glazed window to the rear plus French doors.

### Utility Room

Good sized room with space for washing machine. With laminate flooring, extractor fan and a double glazed window to the side.

## First Floor Landing

With carpeted flooring and warmed by a central heating radiator. access to a partial boarded loft space via loft hatch. Integrated airing cupboard and a double glazed window to the side.

### Bedroom One

10' 10" x 9' 11" ( 3.30m x 3.02m )

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

### Ensuite

Ensuite shower room comprising walk-in shower cubicle, low flush WC and wash hand basin. With part tiled wall and laminate flooring, extractor fan, central heating radiator and a double glazed window to the side.

### Bedroom Two

10' x 10' 2" ( 3.05m x 3.10m )

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

### Bedroom Three

8' 11" x 6' 9" ( 2.72m x 2.06m )

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

### Bedroom Four

9' 6" max x 8' 11" max ( 2.90m max x 2.72m max )

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

### Bathroom

Bathroom suite comprising bath, low flush WC and wash hand basin. With laminate flooring, part tiled walls and laminate flooring, extractor fan and a double glazed window to the side.

## External

Externally, the property has a driveway to the side and leading to the detached garage measuring 20'0" x 10'10" with an up and over door. There is a low-maintenance rear garden, enclosed by timber fencing.



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## Weavers Lane, Golcar Huddersfield

- Detached Family Home In A Peaceful and Highly Sought After Location
- Close To M62 Networks and Being In The Colne Valley
- Immaculately Presented
- Newly Built Home
- Detached Garage and Driveway
- Enclosed Garden Space

Tenure: Freehold EPC Rating: B

**£320,000**



Please note the marker reflects the postcode not the actual property

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