

Weavers Lane, Golcar, Huddersfield HD7 4RU



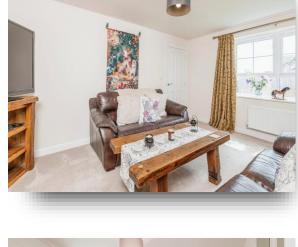
# welcome to

# 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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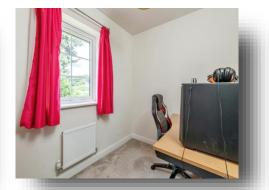
# Weavers Lane, Golcar Huddersfield

- 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

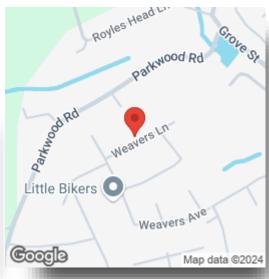
Tenure: Freehold EPC Rating: B

# £320,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HDF116767 - 0004 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.





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