



Grange Road, Golcar Huddersfield HD7 4QZ



welcome to

Grange Road, Golcar Huddersfield

A fabulous semi in highly sought after Golcar, on a peaceful street with a beautifully curated garden space, a renovated garage/utility, spacious rooms and ample off-road parking. Ideal as a first time-purchase or for those looking to settle in a quiet yet convenient location in the Colne Valley.



Ground Floor

Entrance

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

Lounge

18' 2" x 10' 8" max (5.54m x 3.25m max)

Superbly spacious reception room warmed by two central heating radiators. The room has carpeted flooring, double glazed window to the front and double glazed French doors to the rear.

Kitchen

10' 6" x 6' 2" (3.20m x 1.88m)

Good sized kitchen fitted with a range of white fronted base and wall units with wood effect work surfaces and tiled splashbacks. Integrated electric oven, hob and microwave plus integrated dishwasher. Space for fridge freezer. With laminate flooring, central heating radiator and a double glazed window to the rear.

First Floor Landing

With carpeted flooring and loft hatch to an insulated loft space. Double glazed window to the side.

Bedroom One

9' 4" x 13' 4" (2.84m x 4.06m)

Spacious double bedroom with boiler cupboard with storage and housing Baxi boiler. With carpeted flooring, central heating radiator and a double glazed window to the front.

Bedroom Two

8' 5" x 11' 1" into doorway (2.57m x 3.38m into doorway)

Good sized double bedroom with carpeted flooring, central heating radiator and a double glazed window to the rear.

Bathroom

Comprising P-shaped bath with shower over, low flush WC and wash hand basin. Laminate flooring, heated towel warmer/radiator and a double glazed window to the rear.

Garage

15' 8" x 9' 4" (4.78m x 2.84m)

Space for washing machine and dryer. Power, lighting and plumbed. With electric roller shutter door.

External

Externally, the property has off-road parking to the front on a tarmac driveway, a newly renovated detached garage and an enclosed rear garden with patio space and a lawn.



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welcome to

Grange Road, Golcar Huddersfield

- Highly Sought After Golcar - Close To Public Transport Routs and Schools
- High Specification Throughout and Generous Sized Rooms
- Beautifully Landscaped Garden and Ample Off Road Parking
- Fully Renovated Garage/Utility Room
- Peaceful Road

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£185,000 - £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116908 - 0003

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



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