



**Mulberry Drive, Golcar, Huddersfield HD7 4FA**

**welcome to**

**Mulberry Drive, Golcar, Huddersfield**

Welcome to this beautifully presented, newly built three-bedroom semi-detached home, located in the highly sought-after area of Golcar. Nestled in a peaceful yet vibrant neighbourhood, this property offers the perfect blend of modern living with the charm of a well-established community.



## Lounge

14' 9" x 12' 2" ( 4.50m x 3.71m )

Spacious lounge which is modern and bright, fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front providing lots of natural light. Warmed by a central heating radiator.

## Kitchen/Diner

9' 6" x 14' 11" ( 2.90m x 4.55m )

Immaculately presented open plan Kitchen/Diner, which is fitted with a range of white base and wall units with laminate worktops and a tile splashback. Integrated electric oven, gas hob with extractor hood and fridge/freezer. Fitted with laminate flooring and with a double glazed window to the rear. Lit by ceiling spotlights and a statement pendant light, plus access to the rear garden via French doors.

## Downstairs Wc

Good sized, modern downstairs WC, fitted with a low flush WC and wash hand basin, warmed by a central heating radiator.

## First Floor

Carpeted landing with access to airing cupboard.

## Bedroom One

8' 7" x 10' 4" ( 2.62m x 3.15m )

Immaculately presented bedroom which is fitted with carpeted flooring. With a double glazed window to the rear providing lots of natural light, and warmed by a central heating radiator. Plus extra storage into fitted wardrobes.

## Bedroom Two

8' 1" x 11' 6" ( 2.46m x 3.51m )

Another good sized double bedroom with a double glazed window to the rear. Plus access to the loft. Warmed by a central heating radiator.

## Bedroom Three

6' 9" x 9' 10" ( 2.06m x 3.00m )

Good sized single bedroom with a double glazed window to the rear. Warmed by a central heating radiator. Modern and bright, move in ready space.

## Bathroom

Good sized family bathroom which is fully tiled. Modern and bright, fitted with a shower over bath, low flush WC and wash hand basin. With natural light from a frosted double glazed window to the rear. Warmed by a central heating radiator.

## External

To the front of the property is a large tarmac driveway with space for multiple cars, this runs down the side of the house with gated access to the rear garden. A paved garden path runs to the front door, next to a lawn area with established hedges.

To the rear of the property is a good sized rear garden which is fully enclosed by timber fence. Immaculately presented and well kept, with raised flower beds and a patio area to the house. With a large lawn area, perfect for children. Plus extra storage into a garden shed.



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welcome to

## Mulberry Drive, Golcar, Huddersfield

- \*\*GUIDE PRICE £260K-£270K\*\*
- Spacious Open-Plan Living/Dining Area
- Fully Equipped Modern Kitchen
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom
- Private Driveway & Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117743 - 0003

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