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**Taylor Lane, Golcar  
Huddersfield,**

**Offers in the region of  
£600,000**

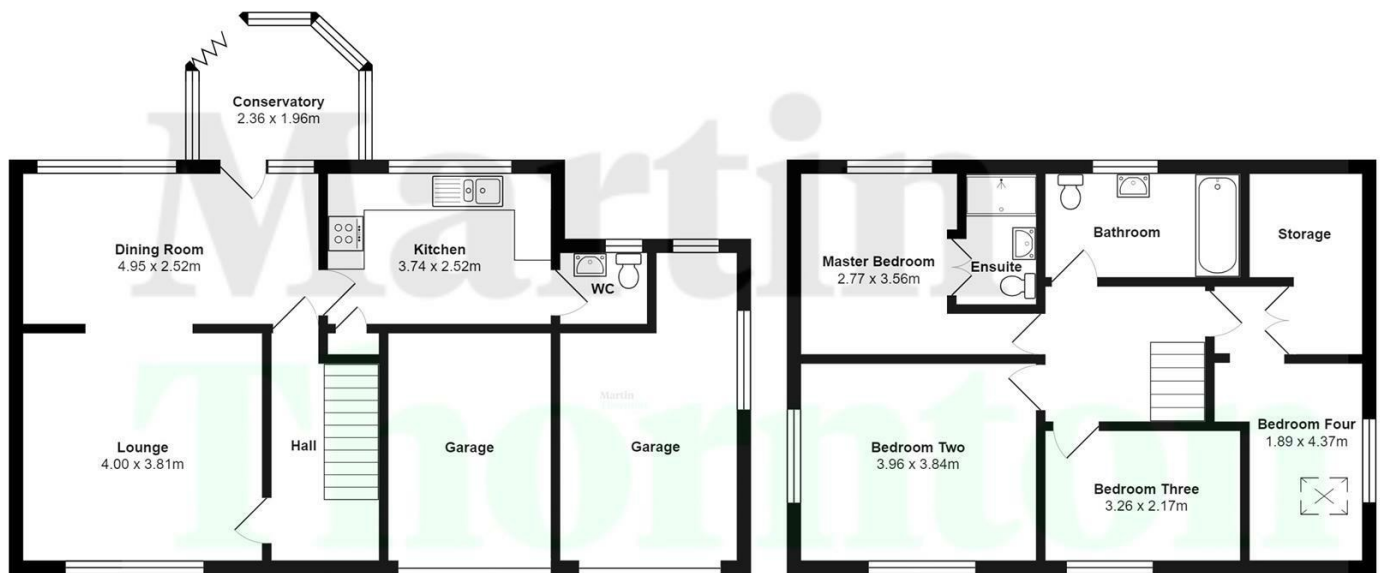
MARTIN THORNTON PLATINUM

### Summary

Located on the edge of this semi-rural village with a superb south-facing rear aspect and stunning views down the valley is this stone-built four-bedroom detached family home. The property is the perfect commuter base with ease of access to the M62 and has ease of access to local amenities within Golcar. The interior is light and bright, comprising an entrance hallway, living room, large dining room, kitchen and downstairs WC. On the first floor are four bedrooms, the master with an en suite shower room, and a house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there are mature gardens all the way around the property and the driveway widens to give access to a double garage along with an additional parking space. An early inspection is advised to appreciate the most enviable position adjoining open fields with views across and down the valley.

**Taylor Lane, Golcar  
Huddersfield,**

**Floorplan**



ESTATE AGENTS

All measurements are approximate and for display purposes only

# Taylor Lane, Golcar Huddersfield,

## Details



### Entrance Hallway

An external composite door with opaque glazed panels and a matching side screen gives access to the hallway. Of particular note is the oak flooring and the spindle staircase with a newel post. There is exposed stonework with a fixture mirror along with a radiator and various wall light points. A panelled door gives access into the living room.



### Living Room

This reception room is positioned at the front of the property and has a uPVC window overlooking the garden. There is a timber fire surround with marble finish inlay and hearth, home to an electric fire. The room has coving to the ceiling along with various wall light points and two radiators. An archway leads through into the dining room.



### Dining Room

Enjoying a southerly aspect, this is certainly a room with a view, with some stunning views across and down the valley. It is a large formal dining room with a large uPVC window and a uPVC door leading to the conservatory. Buyers may decide to remove the wall that separates the kitchen to create a very large open plan space. There is coving to the ceiling and a radiator. The dining room is also accessible from the hallway. A uPVC and glazed door leads through to the conservatory.



### Conservatory

This addition to the property takes full advantage of the south facing position with views across and down the valley and the National Park in the distance. It is a really sunny room and the ideal place to sit and watch the seasons change, read or have breakfast. The room has a radiator along with uPVC glazing, a glazed roof and a folding uPVC door out onto the patio.



# Taylor Lane, Golcar Huddersfield,

## Details



### Kitchen

From the dining room, a panelled door leads into the kitchen which has wall cupboards and base units, working surfaces and a one-and-a-half bowl sink unit with a single drainer. The cupboards are fronted in oak and have built-in plate and wine racks. Integrated appliances include a four-ring gas hob with a pull-out-style filter hood above and oven beneath, a fridge and a freezer. There is space for a washing machine and a tumble dryer and concealed is the boiler for the gas fired central heating system. The room has exposed brickwork to one wall along with grey laminate flooring. As with the dining room, the room is south facing with superb views across and down the valley. There is also a radiator and a door providing access to the downstairs WC.



### Downstairs WC

This room has a two-piece suite comprising a pedestal wash basin and a low-level WC. There are part tiled surrounds along with laminate flooring, an opaque uPVC rear window and a radiator.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing.

### Bedroom One

This double bedroom is positioned at the rear of the property and has space for fitted or freestanding furniture. The uPVC window enjoys some superb south facing views down and across the valley and across the open fields that adjoin the property. There is a second high level uPVC window and a radiator. Being the master bedroom, the room has an en suite shower room.





# Taylor Lane, Golcar Huddersfield,

## Details



### En Suite Shower Room

This room comprises a shower cubicle with a tiled interior and a Mira Event mains fed shower, a low-level WC with a concealed cistern and a hand basin with storage below. There is tiling to the walls and floor.



### Bedroom Two

This double bedroom is positioned at the front of the property and has a dual aspect with front and side uPVC windows. There is built-in furniture including wardrobes, drawers and a dressing table. There is also a radiator.



### Bedroom Three

This double bedroom is positioned at the front of the property and has a uPVC window and a radiator.



### Bedroom Four

This is a versatile room and could be used as a fourth bedroom, a home office or a gaming room. The initial entrance area has useful built-in storage and steps down to the main section. There is a side uPVC window as well as a Velux window within the angled roofline and a radiator.



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## Details



### House Bathroom

This room has electric under floor heating. There is a panelled bath with a curved shower screen and a Triton Excite independent shower along with a pedestal hand basin and a low-level WC. Around the bath, there is full height tiling and appropriate tiling to the rear of the hand basin and WC. There is floor tiling along with a rear opaque uPVC window, ceiling spotlights and a radiator.



### External Details

At the front of the property, there is a low-level stone perimeter wall along with mature flower beds and borders, a lawn, shrubs and trees, with fencing on either side. The stone sett driveway provides parking and access to the double garages and a concrete base provides additional parking space. There is a rockery area to the rear of the parking space and a lawn with a stone seat. On the left hand side of the property, there is a wide paved pathway with raised rockery-style beds and borders. Adjoining the conservatory is a full-width paved patio/terrace that enjoys the south-facing aspect and is a very pleasant outdoor eating and entertaining space. Wide steps lead down to a lawned garden with low-level perimeter walling, mature beds and borders. This area of the garden adjoins open fields and extends the full width of the plot. There are two large vegetable plots in the bottom corner, a pleasant seating area and a wood store. On the right hand perimeter, there is conifer screening and a good-sized lawned garden.



### Double Garage

This has twin up-and-over doors along with power and light. There are uPVC windows.

### Tenure

Vendor informs us that the property is freehold- 01/09/23

# Taylor Lane, Golcar Huddersfield,

Directions

