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Station Road, Golcar Huddersfield, Yorkshire

Offers over £170,000

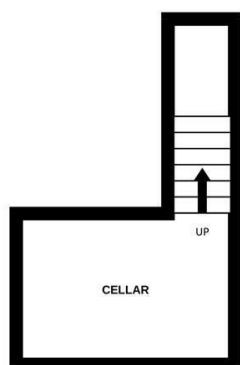
Enjoying a lovely position situated in the heart of the Colne Valley is this well-appointed three-bedroom stone-built mid-terraced house. Golcar is almost equidistant between the bustling village of Lindley with its various bars and restaurants and Slaithwaite with its commuter links and other recommended local amenities. The property may prove suitable to a first time buyer or professional couple and offers accommodation including lounge, kitchen with integrated appliances and basement with keep cellar. On the first floor are three bedrooms and house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a low maintenance pebbled/patio garden to the front elevation enjoying a southerly aspect and to the rear is a terraced lawned garden. Viewing is highly recommended.

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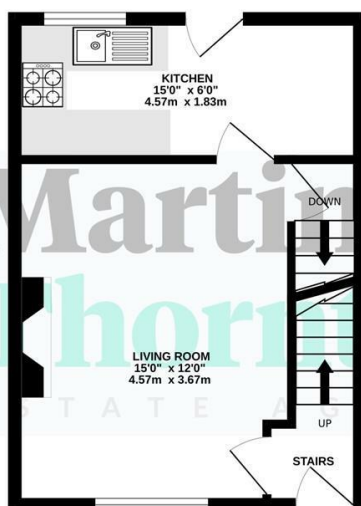
Floorplan



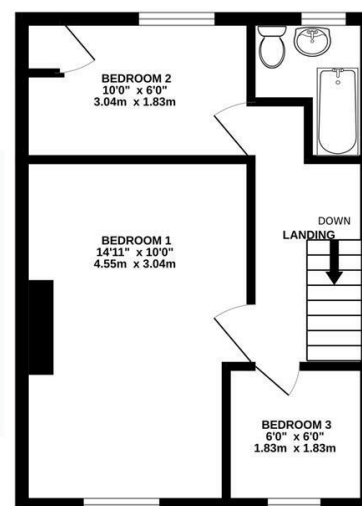
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Details



Entrance Vestibule

An external uPVC door gives access to the entrance vestibule where a staircase rises to the first floor. There is a ceiling light point along with hanging hooks and access can be gained to the following rooms:

Lounge

This principal reception room is positioned at the front of the property and has a large uPVC window overlooking the front garden. There is coving to the ceiling along with a central ceiling light point, power points and a radiator. The focal point of the room is a modern fire surround with a granite-style inset and hearth, home to a living flame gas fire.



Kitchen

The kitchen runs across the rear of the property and has a range of modern wall cupboards, base cupboards, drawers, roll-edge worktops and tiled splashbacks. Integrated appliances include a split-level hob and oven with an overlying extractor hood. There is an inset stainless steel sink unit with mixer tap and plumbing for an automatic washing machine. At the far end of the room, there is a further worktop along with tiled splashbacks, a radiator and space for a fridge freezer. (This area was utilised by the previous owners as a dining area). A uPVC door and window overlook the rear of the property.



Basement

The useful keep cellar has power and lighting.

First Floor Landing

From the entrance vestibule, the staircase rises to the first floor landing where there is a ceiling light point and a radiator.

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Bedroom One

This good-sized master bedroom is positioned at the front of the property and has a large uPVC double glazed window. There is a ceiling light point, various power points and a radiator.



Bedroom Two

This bedroom is positioned at the rear of the property and has a uPVC window overlooking the terraced lawned garden. There is a built-in storage cupboard, home to the Ideal central heating boiler and an additional cupboard above.



Bedroom Three

This small single bedroom is currently used as a home office, storage area and has power points, a ceiling light point and a radiator. There is a fitted shelving and a desk.



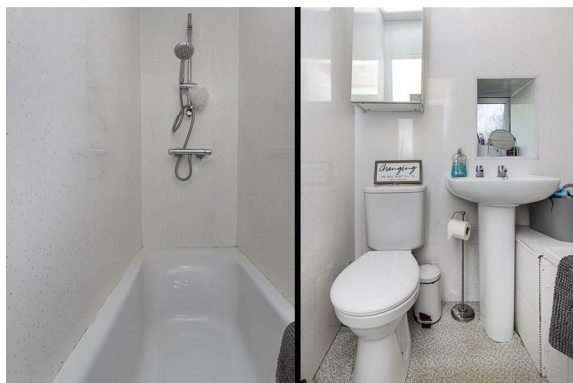
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Bathroom

The room has a white suite comprising a low-level WC, a pedestal hand basin with twin taps and a panelled bath with twin taps and an overlying mains-fed shower. There is tile-effect flooring along with a ceiling light point, an extractor fan and a wall-mounted heated towel rail. Additional light comes from the rear elevation via a uPVC double glazed window.



External Details

At the front of the property, there is a fenced low-maintenance pebbled garden area with a flagged patio enjoying a southerly aspect. To the rear, stone steps lead up to a fenced lawned garden and then up to a further lawned area with a timber potting shed.



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Directions

