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**Heath Hill, Golcar
Huddersfield,**

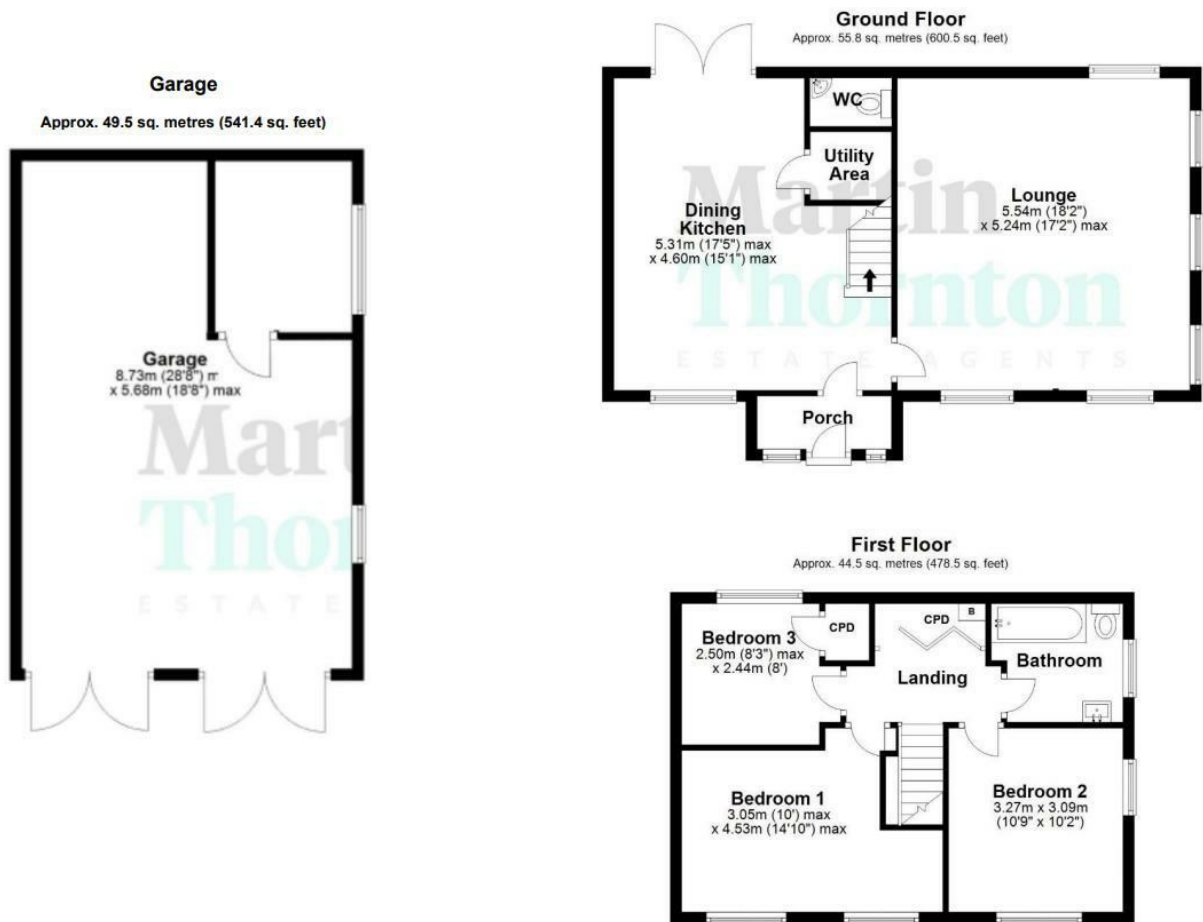
Offers over £500,000

MARTIN THORNTON PLATINUM.

A double-fronted, semi-detached, three-bedroomed cottage which enjoys a wonderful semi-rural setting with stunning south-facing views from its elevated position looking towards Emley, Castle Hill, and Holmfirth in the distance. Only by internal inspection can the position and open views be truly appreciated. The accommodation comprises an entrance porch, large dining kitchen, utility/WC and a fabulous living room with panoramic views and under-floor heating. On the first floor, three bedrooms and a stylish house bathroom. The interior is high-spec particularly the oak internal joinery. The property has a gas fired central heating system, uPVC double glazing and a security system. There is a large detached double garage incorporating a workshop/hobby space. Within the ownership of the property is a portion of adjoining woodland, well, and to the rear, a garden, timber shed and a covered patio/barbecuing area. VIEWING IS AN ABSOLUTE MUST!

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Floorplan



Total area Approx: 149.8 sq. metres (1620.4 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

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Entrance Porch



A composite external door with an opaque glazed panel gives access into the porch. This has twin uPVC windows flanking the entrance door and an inset matwell to the feature flooring, along with a timber and glazed internal door giving access into the dining kitchen.

Dining Kitchen



Redesigned and upgraded in very recent times is the spacious open plan sociable eating and entertaining space presented to the highest of standards. The room is light and bright with a uPVC window to the front elevation and rear uPVC French doors leading out to the garden. Of particular note is the superb wide boarded oak flooring and oak internal joinery including skirting boards, internal doors and staircase. An oak door gives access to the adjoining downstairs WC and utility. There is an extensive range of

contemporary units to high and low levels with under unit lighting, quartz working surfaces and upstands along with a one-and-a-half bowl sink unit with a grooved draining area. Integrated appliances include a fridge freezer and to the side of this is a large larder style pull out store, AEG dishwasher, side-by-side Neff self-cleaning ovens with hide & slide doors, one of which has a warming drawer, and a Neff induction hob. The central island unit creates a most sociable focal point and also incorporates a breakfast bar and further storage with a matching quartz worktop. There are pan and cutlery drawers as well as further storage and a small pull-out larder style store ideal for spices, etc. The room also has plenty of space for a dining table if required. There are beams on display to the ceiling along with three ceiling light points and two stylish upright radiators with controllable thermostats. Within the dining kitchen, an oak staircase rises to the first floor accommodation.

Utility



Accessed via an oak entrance door, this room has a working surface with a storage cupboard below and plumbing for an automatic washer. There are wall cupboards along with a slate tiled floor which continues into the adjoining WC.

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WC



There is a two-piece suite comprising a low-level WC with concealed cistern and a triangular hand basin, and a continuation of the tiled flooring.

Living Room



This room certainly has the wow-factor, having been extended in recent times. It is particularly light and bright with windows to three elevations, with the side wall incorporating three large uPVC windows, taking advantage of the property's elevated aspect with south-facing views looking towards Emley and Holmfirth, along with reservoirs in the foreground. As with the dining kitchen, of particular note is the high quality oak joinery with skirting boards, window sills, and timber and glazed entrance door, along with a fabulous oak wide boarded floor. There is downlighting to the ceiling, underfloor heating and a staircase rises from the dining kitchen to the first floor landing.

First Floor Landing



Again with oak joinery, there are two large built-in store cupboards, one of which has a high-level hanging rail with shelving for shoes beneath, also concealing the boiler for the gas-fired central heating system and with a shelf above.

Bedroom One



This double bedroom is particularly light and bright, with twin sash-style uPVC windows. There is a useful storage cupboard over the staircase, and a drop-down ladder gives access to storage within the loft space. There is provision for a wall-mounted TV and a radiator.

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Bedroom Two



This double bedroom enjoys a most enviable dual aspect with front and side uPVC windows taking full advantage of the long distant views with the reservoirs in the foreground, looking towards Emley, Castle Hill and Holmfirth in the distance. The room has access to a loft area and a radiator.

Bedroom Three



This good-sized third bedroom is currently being used as a study. There is space for fitted or free-standing furniture, a built-in storage cupboard, a rear uPVC window and a radiator.

House Bathroom



The bathroom has Travertine wall and floor tiling with a decorative wall border. The white three-piece suite comprises a roll-top bath with claw and ball feet, a curved shower screen, and a thermostatic shower with an overhead circular waterfall style fitting, along with a pedestal wash hand basin and a low-level WC. There is a combination radiator and towel heater and an opaque uPVC window.

External Details



The property is situated at the bottom of the lane which serves just two properties, number two being one of them. Immediately in front of the property is a central flagged pathway with a coloured slate flowerbed to one side with lavender. The other side of the pathway is predominantly gravelled for ease of maintenance, and this is suitable for tubs, pots and planters. There are two sets of steps down onto the first level of the garden, where there is a circular patio area and an outside water supply. Further steps lead to a lower area where access can be gained into a portion of woodland owned by the property, which is illustrated by the Land Registry plan. To the side of the property is a gravelled

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area which leads to a timber decked covered patio/barbecuing area, providing shelter from the elements and having a single glazed side window from which to enjoy the most enviable view. Attached to this is a timber garden/potting shed, also with a single glazed window. To the rear of the property there is a useful under house storage area, and the rear garden area has a perimeter dry stone wall, coloured slate flowerbeds with lavender and other shrubs, and a flowerbed built-into the dry stone wall. There is an additional outside water tap and the rear of the property enjoys a fabulous open aspect.

Garaging and parking



At the top of the lane there is a purpose-built double timber garage, and at the far end it incorporates a workshop/hobby area. There is power, lighting and water supplied, a fuse board, windows on both sides, a concrete floor, and access to useful storage within the rear portion of the roof space. The dimensions of the garage make it ideal for a motor enthusiast or someone who wants a hobby/workshop area. It also has its own side entrance door. The far right hand corner of the garage has now been redesigned to create a workshop/hobby area, or could even be a home office if required.

Tenure

The vendor has informed us that the property is freehold and we await further confirmation. 27.04.24.

**Heath Hill, Golcar
Huddersfield,**
Directions

