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## Heathfield Mews, Golcar Huddersfield, Yorkshire

**£875 Per month**

A two-bedroomed mews-style end of terrace property enjoying a pleasant courtyard-style cul-de-sac setting with parking and garage to the rear. It is located in this popular and well-regarded village, with an additional first floor home office/study as well as two bedrooms. The accommodation comprises an entrance vestibule, good-sized living room with access to the front terrace and dining kitchen with a recently installed kitchen having integrated appliances. On the first floor are two bedrooms, a home office/study, and a bathroom. The property has a gas fired central heating system, uPVC double glazing and solar panels. Externally, there are front and rear gardens, parking and garaging to the rear.

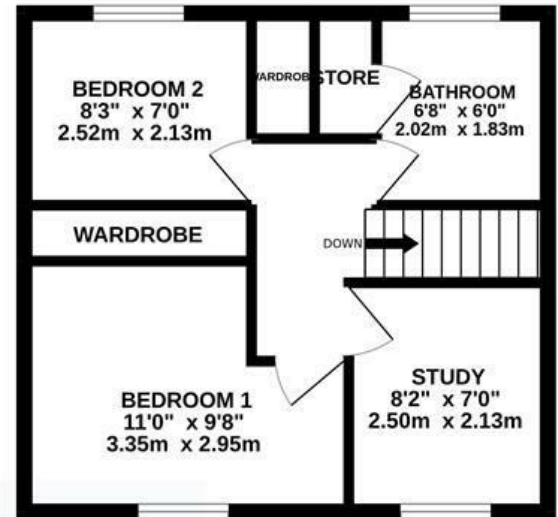
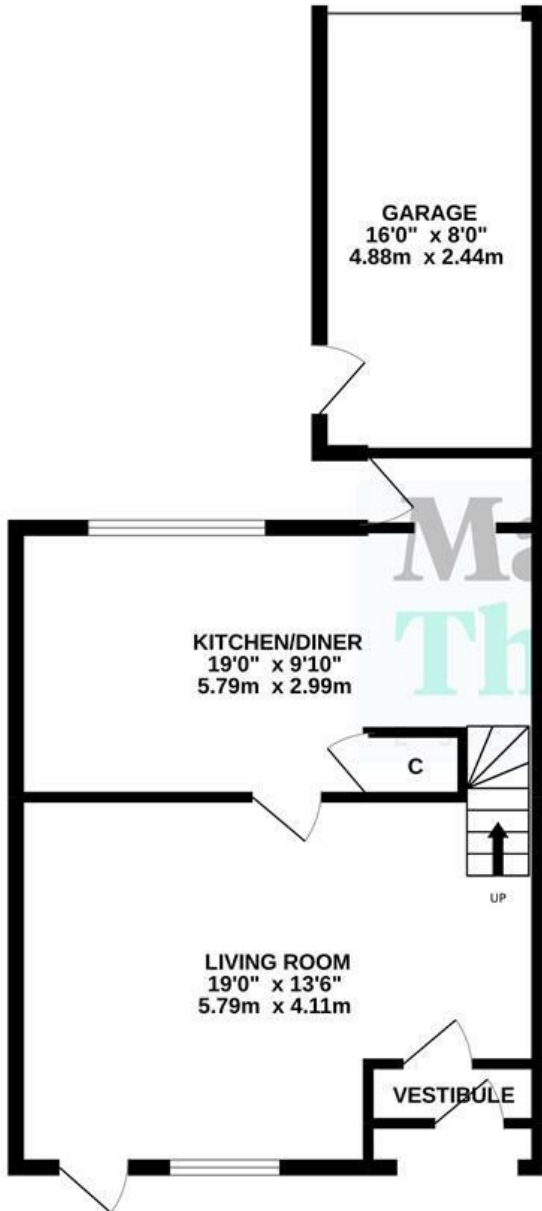
# Heathfield Mews, Golcar Huddersfield, Yorkshire

## Floorplan



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



Martin  
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TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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

An open entrance canopy gives shelter from the elements and has a quarry tiled floor. From here, a uPVC door gives access into the entrance vestibule.

### Entrance Vestibule

This would be ideal for storage of shoes and coats, etc., and from here a panelled door gives access into the living room.

### Living Room

This room is positioned at the front of the property and is of a good size. There is a timber fireplace with marble finish inlay and stone hearth with an electric fire. The room enjoys a southerly aspect and is particularly light and bright, having a uPVC window along with a uPVC door giving access to the timber decked seating area. There is a radiator and a panelled door leads to the dining kitchen. The spindle staircase rises to the first floor accommodation.

### Dining Kitchen

Located at the rear of the property, the dining portion has oak flooring and can accommodate a good-sized formal dining table. There is a uPVC window overlooking the rear of the property. The kitchen has been installed very recently with units at high and low level, wood block effect working surfaces and a stainless steel sink with single drainer. Integrated appliances include an oven, a four-ring gas hob with stainless steel splash-back and an illuminated canopy-style filter hood above and a slimline dishwasher. There is a free-standing fridge freezer and space for additional free-standing appliances, along with ceiling downlighting and a rear external door.

### First Floor Landing

From the living room, a staircase rises to the first floor landing, where there is access to loft space.

### Bedroom One

This double bedroom is positioned at the front of the property and has twin high-level uPVC windows. There is a bank of sliding-door built-in wardrobes, the centre having a mirror finish, with hanging and shelving. The room also has a radiator.

### Bedroom Two

This bedroom is positioned at the rear of the property and has a built-in double wardrobe, a uPVC window and a radiator.

### Study/Home Office

This room is positioned at the front of the property and is ideal for anyone working from home. It has built-in furniture with desks and drawers, extensive wall-mounted shelving, a uPVC window and a radiator.

### Bathroom

Positioned at the rear of the property, the stylish house bathroom has a three-piece suite in white. It comprises a P-shaped bath with curved shower screen and mixer tap rising to a shower attachment and a circular waterfall high-level shower head, along with a pedestal wash hand basin and low-level WC. There is tiling to the walls, a good-sized louvered door storage cupboard with shelving, and a wall mounted safe. There is an obscure uPVC rear window and an upright chrome ladder-style radiator.

### External Details

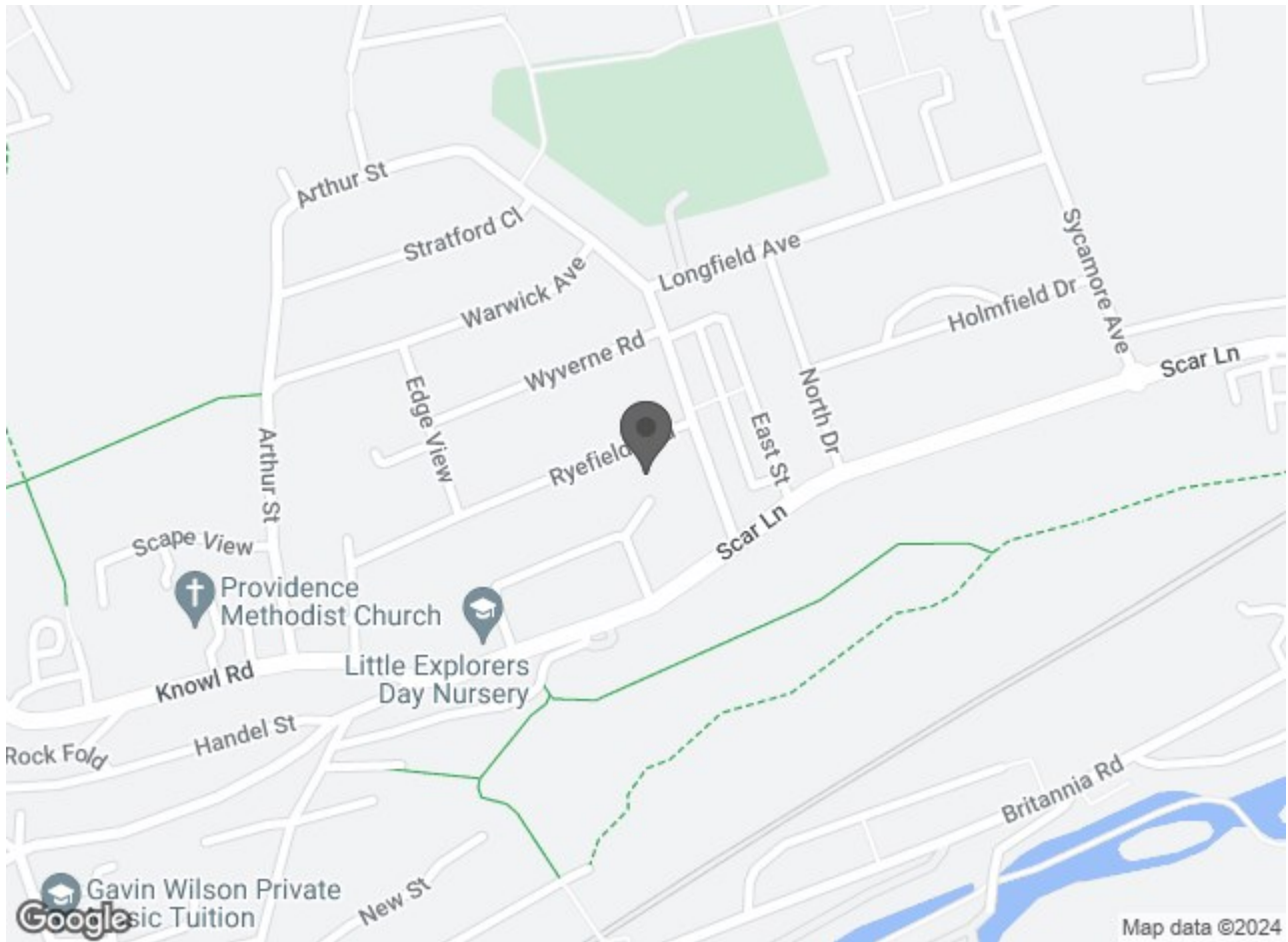
The property enjoys a cul-de-sac setting among other mews-style homes. There is an enclosed decked seating terrace with spindle balustrading which can be accessed from the living room. There is a central pathway with gravelled beds and borders suitable for tubs, pots and planters. To the side of the property is a wrought iron gate, and the paved pathway leads around to the rear. The rear garden is paved for ease of maintenance and has external lighting.

### Garage

The garage has an up-and-over door and a side personal door with a parking space at the front. There is power and lighting, along with a cold water tap, and beneath a worktop is a free-standing washing machine with space for a further appliance. The garage houses the boiler for the gas-fired central heating system.

# Heathfield Mews, Golcar Huddersfield, Yorkshire

Directions



## Heathfield Mews, Golcar Huddersfield, Yorkshire

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.