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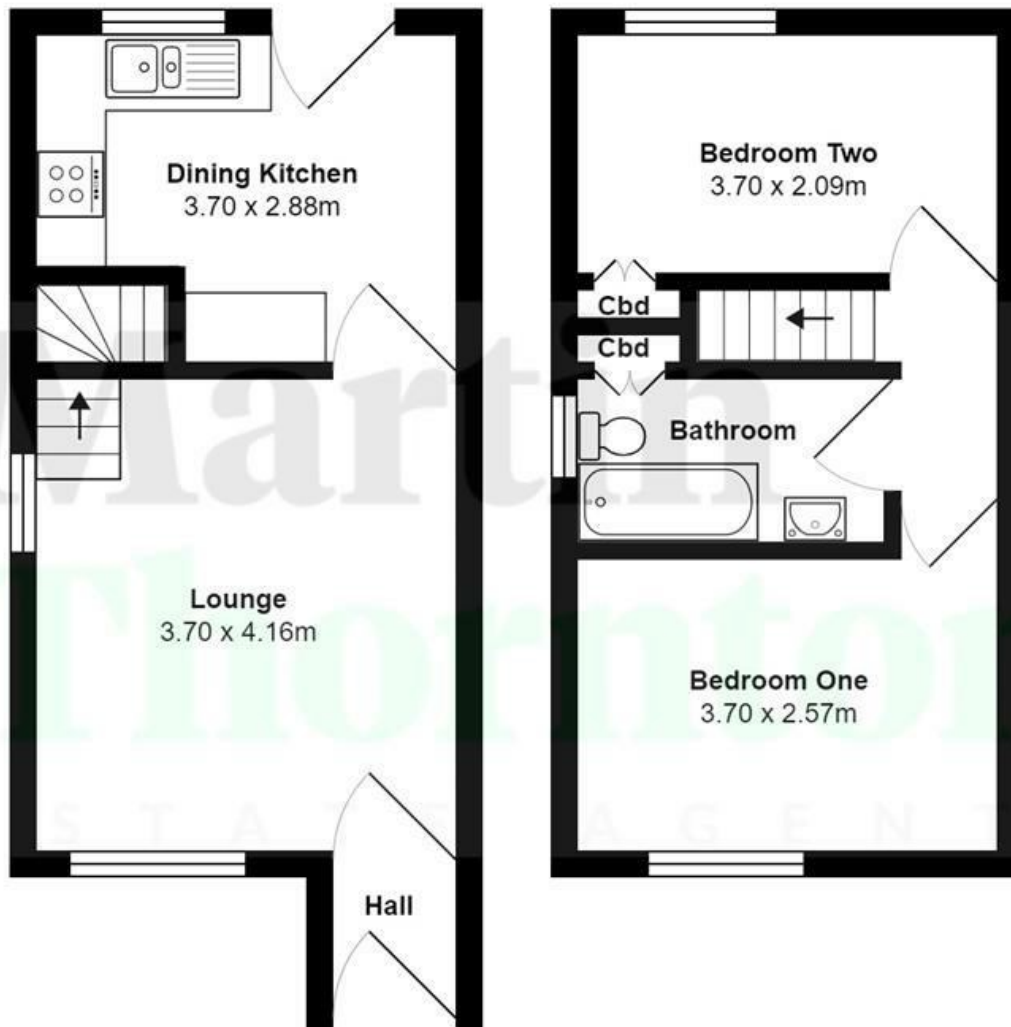
Marina Terrace, Golcar Huddersfield,

Offers in the region of
£180,000

Positioned within a short distance of Golcar Village is this well appointed, two double bed roomed semi-detached house. The property has ample parking to the front elevation may well prove suitable to the first time buyer. The accommodation comprises an entrance lobby, living room and dining kitchen. To the first floor are two good sized bedrooms and bathroom. The property has oak doors throughout with brushed chrome door furniture. There is a gas-fired central heating system and uPVC double glazing. Externally, to the rear elevation is a fenced and lawned garden with patio, useful storage shed, power and light – all enjoying a southerly aspect.

**Marina Terrace, Golcar
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Marina Terrace, Golcar Huddersfield,

Details



Entrance Vestibule

An external uPVC and leaded double glazed door gives access to the entrance vestibule. There is a ceiling light point along with hanging hooks, tiled flooring and a radiator. An oak door leads into the living room.

Living Room

This principal reception room has lots of light from two elevations via several uPVC double glazed windows. There is coving to the ceiling along with power points and a radiator. The focal point of the room is a polished wood fire surround with granite style inset and hearth, home to a living flame gas fire. An oak door with brushed chrome door furniture leads into the dining kitchen.



Dining Kitchen

This room is positioned at the rear of the property and has a uPVC double glazed window and matching uPVC double glazed door leading to the garden. The kitchen has a range of modern base cupboards, drawers, timber worktops with tiled splashbacks and wall cupboards. Integrated appliances include a split-level hob along with double oven, overlying extractor hood, one-and-a-half bowl stainless steel sink unit with mixer tap, fridge freezer and washing machine. There is tiled flooring and spotlights to the ceiling and a radiator.



First Floor Landing

From the living room, a balustrade and spindle staircase rises to the first floor landing. There is access to loft space and a ceiling light point.

Marina Terrace, Golcar Huddersfield,

Details



Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double glazed windows. There is a ceiling light point along with various power points and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a built-in storage cupboard over the bulkhead. There is a ceiling light point along with various power points and a radiator. Three uPVC double glazed windows provide natural light and overlook the rear garden.



Marina Terrace, Golcar Huddersfield,

Details



Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with twin taps and an overlying mains fed shower. The walls are part tiled with a contrasting tiled floor along with a storage area over the bulkhead, ceiling light point and a wall mounted ladder style radiator. Additional light comes the side elevation via a uPVC double glazed window.



External Details

At the front of the property, there is a tarmac and pebbled parking area suitable for several vehicles. A pathway continues along the side of the property to the rear where there is a fenced and lawned garden with a patio area and useful outside store, all benefitting from a southerly aspect. Viewing is highly recommended.



Tenure

The vendors of this property inform us that it is freehold and we await further information. 12.06.24

Marina Terrace, Golcar Huddersfield,

Directions

