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**High Street, Golcar
Huddersfield,**

Offers over £200,000

This lovely stone built, two-bedroom end terrace cottage has an enclosed garden and parking. The property is situated in this popular village with nearby schooling, farm shop and access to the M62 motorway. The cottage has been extended from its original design and features a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance porch, inner lobby, good sized living room with a fabulous fireplace and wood burning stove, kitchen with integrated appliances and a useful cellar. On the first floor are two bedrooms and the bathroom. There is an enclosed garden with a stone flagged patio, lawn and a tarmac driveway/parking area.

High Street, Golcar
Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

High Street, Golcar Huddersfield,

Details



Entrance Porch

A stable style uPVC door with an opaque glazed panel gives access to the entrance porch, which is the perfect place for shoes and coats. There are front and side uPVC windows, oak flooring and a radiator. A timber and glazed door leads to the inner lobby.

Inner Lobby

This has a continuation of the oak flooring and a staircase rising to the first floor accommodation. A timber and glazed internal door leads to the living room.

Living Room

This good sized principal reception room is particularly light and bright with front and rear uPVC windows. A fabulous stone fireplace runs from floor to ceiling incorporating a deep stone flagged hearth, exposed stonework and a wood burning stove. The room has plenty of space for furniture, contemporary neutral décor and two radiators.



Kitchen

The kitchen has an extensive array of units to high and low levels with working surfaces and a Blanco one-and-a-half bowl sink with mixer tap. Integrated appliances include a four-ring gas hob with glazed splashback, AEG filter hood, Zanussi fan oven, fridge and freezer. There is plumbing for a washing machine, slate style tiled flooring, ceiling downlighting, two Velux windows and front and rear uPVC windows. At the far end of the room is access to the cellar which provides useful storage and the Ideal boiler for the central heating system can be found in the cellar head.



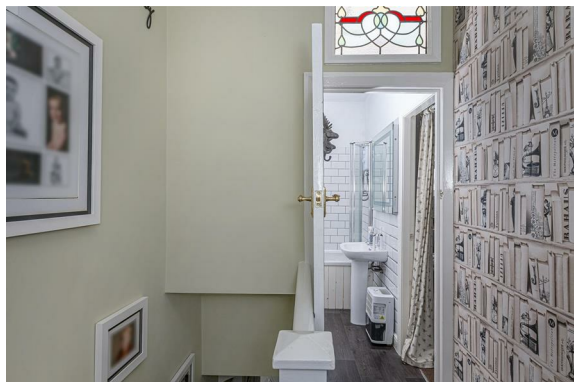
High Street, Golcar Huddersfield,

Details



First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is a spindle balustrade, rear uPVC window and a radiator.



Bedroom One

This bedroom is positioned at the front of the cottage and accessed via the bathroom. There is exposed floor-to-ceiling stonework to one wall, a uPVC window and a radiator.



Bedroom Two

This single bedroom is positioned at the rear of the cottage and has exposed stonework to one wall, a built-in double wardrobe with overhead store, a uPVC window and a radiator.



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Details



Bathroom

The bathroom has a white three-piece suite comprising a timber panelled bath with Triton independent shower over, pedestal wash hand basin and low-level WC. Around the bath area is brick-style tiling. There is a useful open storage area over the bulkhead with shelving, an obscure uPVC window and a radiator.



External Details

The garden is accessed by a five-bar gate providing access to the tarmac parking area. Adjoining this is a wide, stone flagged pathway/patio area, perfect for outdoor eating and entertaining. There is a level, lawned garden with flower beds and an external Belfast style sink with water. The garden is enclosed by perimeter walling and fencing.



High Street, Golcar
Huddersfield,
Directions

