

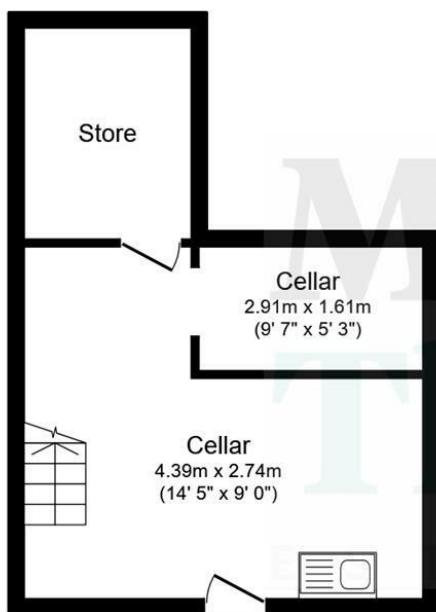
martin-thornton.com
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East Street, Golcar Huddersfield,

Offers over £180,000

This good sized three-bedroomed mid-through terraced property is positioned in a popular area with ease of access to local amenities. The accommodation comprises an entrance lobby, living room with feature fire surround, rear dining kitchen with integrated appliances and a useful cellar ideal for storing appliances. The first floor landing has a drop down ladder for access to the loft, three good sized bedrooms and a well-appointed bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there are front and rear gardens. The property is offered with the advantage of no onward chain and an early inspection is advised to appreciate the amount of accommodation and presentation throughout.



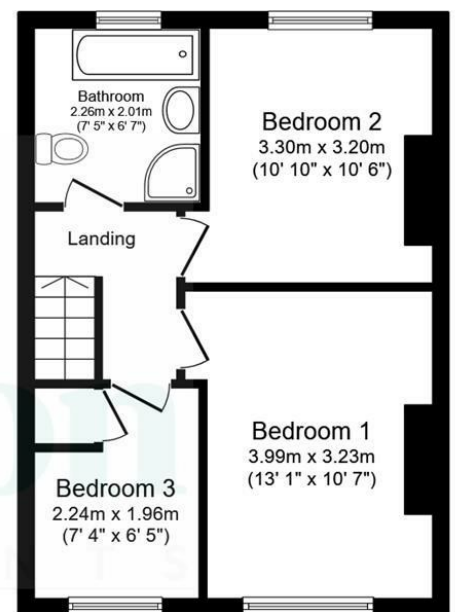
Cellar

Floor area 29.9 m² (322 sq.ft.)



Ground Floor

Floor area 38.4 m² (414 sq.ft.)



First Floor

Floor area 38.4 m² (414 sq.ft.)

TOTAL: 106.7 m² (1,149 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

East Street, Golcar Huddersfield,

Details



Entrance Lobby

An external composite door with opaque panels and matching over-light gives access to the entrance lobby which is a perfect place to store shoes and coats. A staircase rises to the first floor accommodation and there is a radiator. A panelled door leads into the living room.

Living Room



This good sized reception room is positioned at the front of the property and has a high ceiling. The focal point of the room is a timber fire surround, home to a living flame gas fire. There is ceiling downlighting and plenty of space for furniture. Of particular note is the internal joinery including deep skirting boards and window architrave around the large uPVC window. The room has neutral décor and a radiator. A panelled door leads to the dining kitchen.

Dining Kitchen



The kitchen is positioned at the rear of the property and has wall cupboards, base units, worktops with matching upstands and a one-and-a-half bowl stainless steel sink. Integrated appliances include a four-ring gas hob with filter hood, electric fan oven, fridge freezer and dishwasher. There is LED lighting within the kick boards, neutral décor and a high ceiling incorporating LED down-lighting. The room can accommodate a dining table and has a rear uPVC double glazed window, a stable style door and a radiator. Access can be gained to the cellar.

Cellar

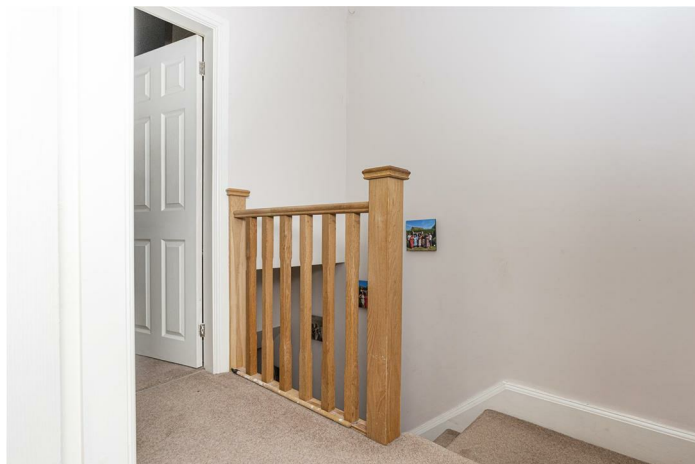
The cellar is of a good size and divided into two. The larger front portion has an external uPVC and glazed door. There is a Belfast style sink with cold water supply, plumbing for an automatic washer and space for additional appliances such as a tumble dryer or chest freezer. The boiler for the gas-fired central heating is located in this area. Adjoining this room is a useful storage cellar and the former coal store.

East Street, Golcar Huddersfield,

Details



First Floor



From the entrance lobby, the staircase rises to the first floor landing where there is an oak spindle balustrade. A drop-down ladder gives access to a useful loft area with boarding and storage space.

Bedroom One



This large double bedroom is positioned at the front of the property and has neutral décor. There is plenty of space for fitted or freestanding furniture, a uPVC window and a radiator.

Bedroom Two



This rear-facing double bedroom has a uPVC window, space for fitted or freestanding furniture and a radiator.

Bedroom Three



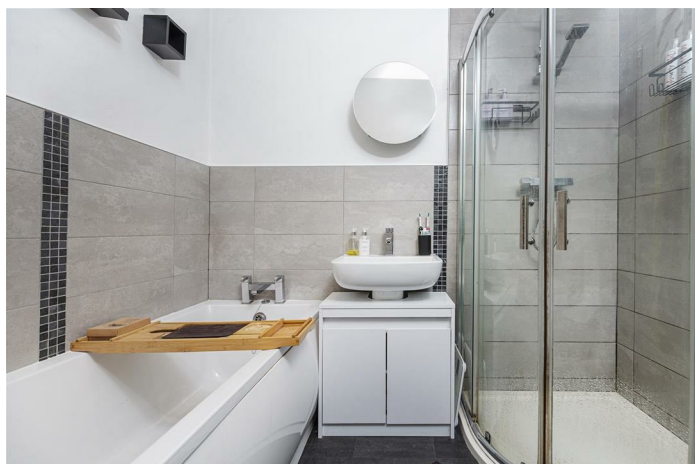
This good sized single bedroom is positioned at the front of the property and has a useful store cupboard over the staircase with shelving and a hanging rail. There is a uPVC window and a radiator.

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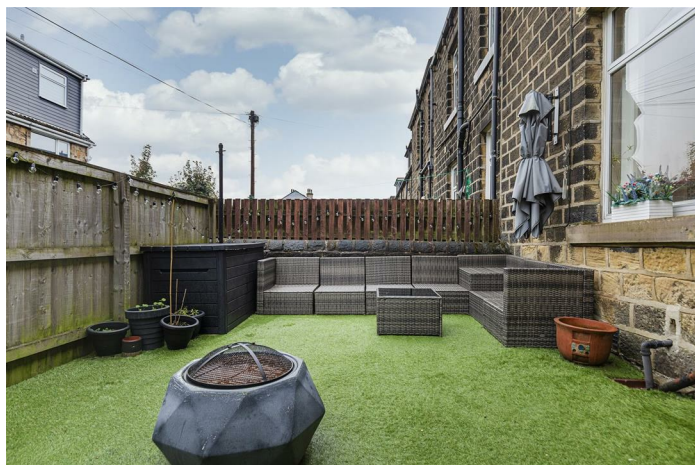
Bathroom



grass, creating a pleasant outdoor eating and entertaining space. The garden enjoys a westerly aspect, enjoying the afternoon sun, and has external lighting.

The good sized bathroom has been recently updated. The white four-piece suite comprises a bath, wash hand basin, low-level WC and separate corner shower cubicle with curved doors, tiled interior, waterfall style shower fitting and a hand-held shower attachment. There is half-height tiling to the remaining walls, ceiling downlighting, an upright chrome ladder-style radiator, extractor fan and an obscure uPVC window.

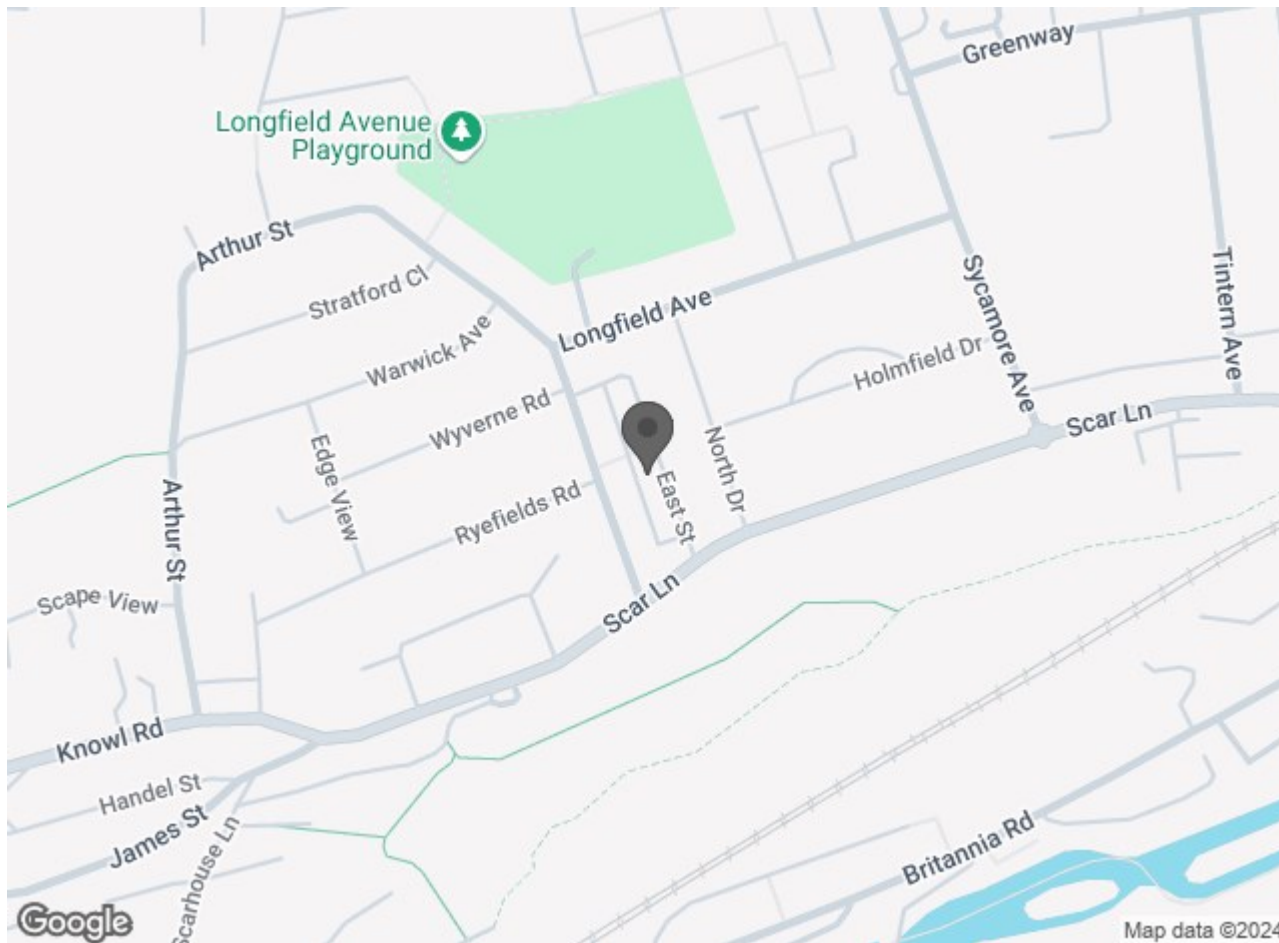
External Details



At the front of the property is a low-level perimeter wall and stone gateposts leading to a wide flagged pathway. The garden has planted borders and a pebbled area for ease of maintenance, perfect for tubs, pots and planters. At the rear of the property, the garden is enclosed by walling and fencing with a gate, designed for ease of maintenance with artificial

East Street, Golcar Huddersfield,

Directions



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3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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