# Martin
# Thornton
E S T A T E   A G E N T S

**5 The Mall**
**Salendine Shopping Centre**
**144 Moor Hill Road**
**Huddersfield**
**HD3 3XA**

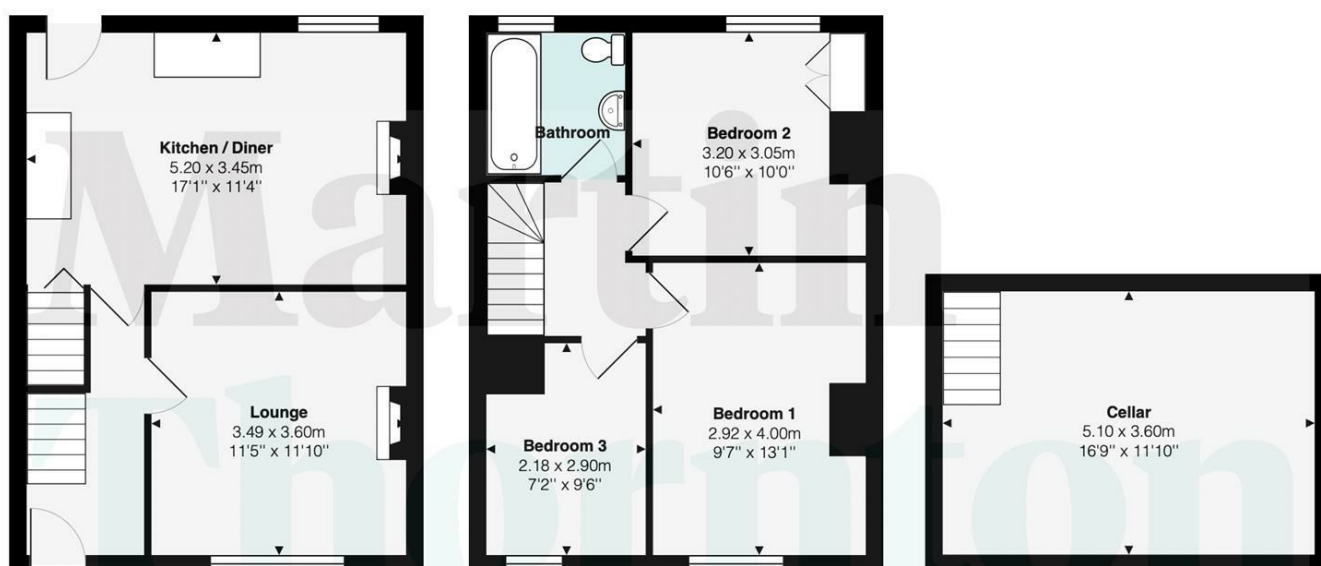**martin–thornton.com**
**01484 508000**

## Ramsden Street, Golcar
## Huddersfield,

### Offers over £140,000

This good sized three-bedroomed mid-terraced property enjoys views towards Castle Hill. It has gas-fired central heating and majority uPVC double glazing. The interior requires cosmetic rejuvenation but has great potential to update and possibly redesign. The accommodation comprises an entrance hallway, living room, rear open plan dining kitchen and large cellar with natural lighting. On the first floor are three bedrooms and a bathroom. Externally, there are good sized front and rear gardens. The property is located in a popular area and offered with no chain involvement.

# Ramsden Street, Golcar Huddersfield,

## Floorplan

**Kitchen / Diner**
5.20 x 3.45m
17'1'' x 11'4''

**Lounge**
3.49 x 3.60m
11'5'' x 11'10''

**Bathroom**

**Bedroom 2**
3.20 x 3.05m
10'6'' x 10'0''

**Bedroom 3**
2.18 x 2.90m
7'2'' x 9'6''

**Bedroom 1**
2.92 x 4.00m
9'7'' x 13'1''

**Cellar**
5.10 x 3.60m
16'9'' x 11'10''

**Ramsden Street, Golcar, Huddersfield, HD7 4AP**

Total Area: 92.7 m² ... 998 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan,
measurements of doors, windows and rooms and any other items are approximate and no
responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

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### Entrance Hallway

An external uPVC door with an opaque glazed panel and overlight gives access to the entrance hallway. This has a high ceiling, deep cornice coving, and a staircase rising to the first floor accommodation. There is a dado rail, deep skirting boards, a radiator, and a timber and glazed door leading to the living room.

### Living Room

This reception room is positioned at the front of the property and enjoys a pleasant aspect with views towards Huddersfield. There is a fire surround with a matching inlay and hearth, home to a living flame, coal effect gas fire. There are deep skirting boards and two radiators.



### Dining Kitchen

The dining kitchen is accessed via a timber and multi-panelled glazed door and runs the full width of the property to the rear. It is a large open plan eating and entertaining space that we anticipate buyers will redesign and update. There is a rear uPVC window, a stable style door and a timber fire surround with a gas fire. The kitchen area has wall cupboards and base units with working surfaces. Integrated appliances include a four-ring gas hob and oven. There is a one-and-a-half bowl stainless steel sink, plumbing for an automatic washing machine and a radiator. Access can be gained to the cellar.

## Cellar

This offers excellent potential and has a single glazed sash window to the front elevation. This area houses the Ideal Logic boiler for the central heating system. It has the potential to become a utility, home office or gaming room, etc.



## First Floor

From the hallway, the staircase rises to the first floor.

## Bedroom One

This double bedroom is positioned at the front of the property and enjoys views over the surrounding area and towards Castle Hill and Emley Moor in the distance. The room has a uPVC window, a radiator and space for fitted or freestanding furniture.

### Bedroom Two
This double bedroom is positioned at the rear of the property and has built-in storage. There is a rear uPVC window, a radiator and space for fitted or freestanding furniture.



### Bedroom Three
This good sized third bedroom is positioned at the front of the property and has a similar outlook to the master bedroom. Storage could be incorporated over the bulkhead. There is a uPVC window and a radiator.



### Bathroom
The bathroom has a white three-piece suite comprising a timber panelled bath with a Triton shower over, a pedestal wash hand basin and a low-level WC. There is a wall-mounted Dimplex fan heater, a rear opaque uPVC window and a radiator.



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### External Details
At the front of the property is a perimeter wall with stone gateposts and a gate leading to the pathway. The front garden is partly flagged. To the rear is a slightly larger garden with a large, paved patio seating area, a stone built store, walling and fencing at the far end.



### Tenure
The vendor informs us that the property is leasehold and we await further details.

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