

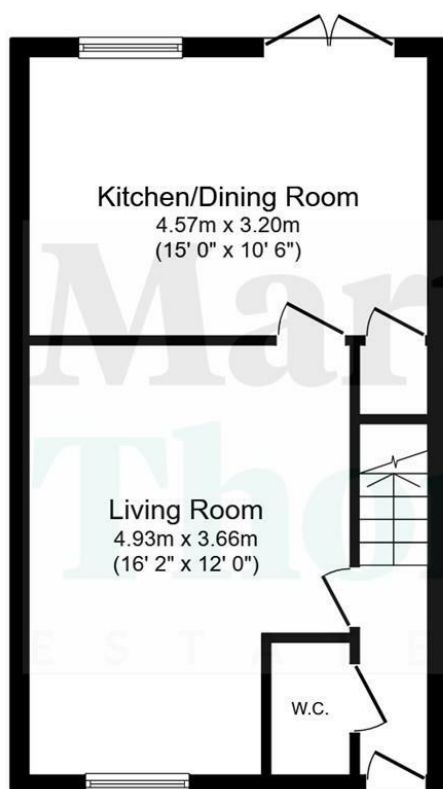
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Weavers Avenue, Golcar Huddersfield,

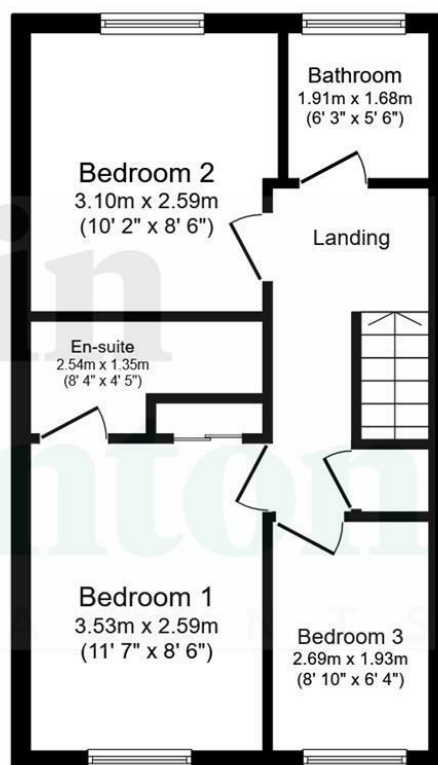
Offers over £230,000

This well-appointed three-bedroom town house is set back off Weavers Avenue in a block of just three similar homes. The property is situated in this popular village location and is well-presented throughout with a light and bright interior. The accommodation comprises an entrance hallway, a downstairs WC, a good-sized living room and a dining kitchen which runs the full width of the property and has French doors. On the first floor is a good-sized landing, three bedrooms, the master with an en suite shower room and a house bathroom. The property has gas-fired central heating and uPVC double glazing. There are two parking spaces and an enclosed rear garden with timber decking, a paved patio, external power and water. An internal inspection is an absolute must.



Ground Floor

Floor area 37.6 m² (405 sq.ft.)



First Floor

Floor area 37.6 m² (405 sq.ft.)

TOTAL: 75.2 m² (810 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

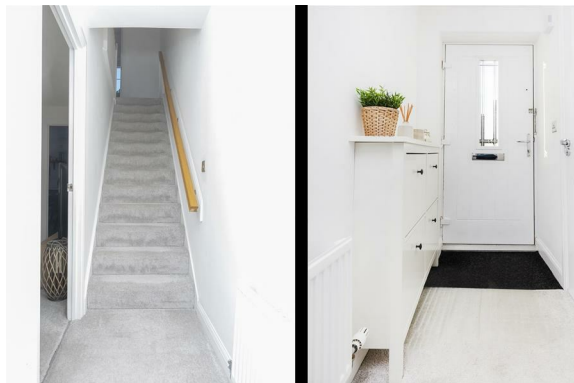
Weavers Avenue, Golcar Huddersfield,

Details



Entrance Hallway

An external composite door with a decorative glazed panel gives access to the entrance hallway. The initial area has a robust matting-style floor covering adjoining which is neutral carpeting. There is a radiator, a staircase that rises to the first floor accommodation and a doorway leading to the downstairs WC.



Downstairs WC

The white two-piece suite comprises a corner wash hand basin with a tiled splashback and a low-level WC. There is grey vinyl flooring, an extractor fan and a radiator.



Weavers Avenue, Golcar Huddersfield,

Details



Living Room

This good-sized reception room is positioned at the front of the property and has plenty of space for furniture. It is particularly light and bright, enjoying a westerly aspect via a uPVC window. There is a radiator and a door leading to the dining kitchen.



Dining Kitchen

The dining kitchen runs the full width of the property and creates an open plan eating and entertaining space. The kitchen area has wall cupboards, base units, working surfaces and a stainless steel sink with a mixer tap. Integrated appliances include a four-ring gas hob, a fan oven and a slimline dishwasher. There is plumbing for an automatic washer, space for a fridge freezer and concealed is the boiler for the central heating system. A large formal dining table could easily be accommodated. To the rear is a uPVC window and uPVC French doors leading to the garden. The room has laminate flooring, a useful under-stairs storage cupboard and a radiator.



Weavers Avenue, Golcar Huddersfield,

Details



First Floor

From the hallway, a staircase rises to the first floor landing which has a spindle balustrade, a storage cupboard over the staircase and a radiator.



Bedroom One

This double bedroom is positioned at the front of the property with a uPVC window. It has space for furniture, a fitted sliding-door double wardrobe, provision for a wall-mounted TV and a radiator. A door leads to the en suite shower room.



Weavers Avenue, Golcar Huddersfield,

Details



En Suite Shower Room

The shower room has a shower cubicle with a tiled interior and a Mira Jump independent shower, a pedestal wash hand basin with a tiled splashback and a low-level WC. There is an extractor fan, an electric shaver point, a mirror-fronted toiletries cabinet and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and enjoys a pleasant aspect across open green space towards Quarry Bank Mill. It has space for furniture, a uPVC window and a radiator.



Bedroom Three

This good-sized single bedroom is positioned at the front of the property. It has a uPVC window and a radiator.



Weavers Avenue, Golcar Huddersfield,

Details



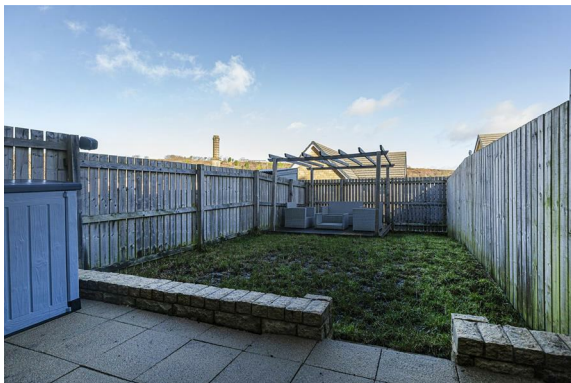
Bathroom

The bathroom has a white three-piece suite comprising a panelled bath, a pedestal wash hand basin and a low-level WC. There is a mirror-fronted toiletries cabinet, an extractor fan, an opaque rear uPVC window and a radiator.



External Details

At the front of the property are two side-by-side parking spaces. The rear garden is enclosed by perimeter fencing and has a paved patio area adjoining the French doors within the dining kitchen. At the far end of the garden is a timber decked seating area. The rear garden has external power and water.



Tenure

The vendor informs us that the property is freehold.

Weavers Avenue, Golcar Huddersfield,

Directions

