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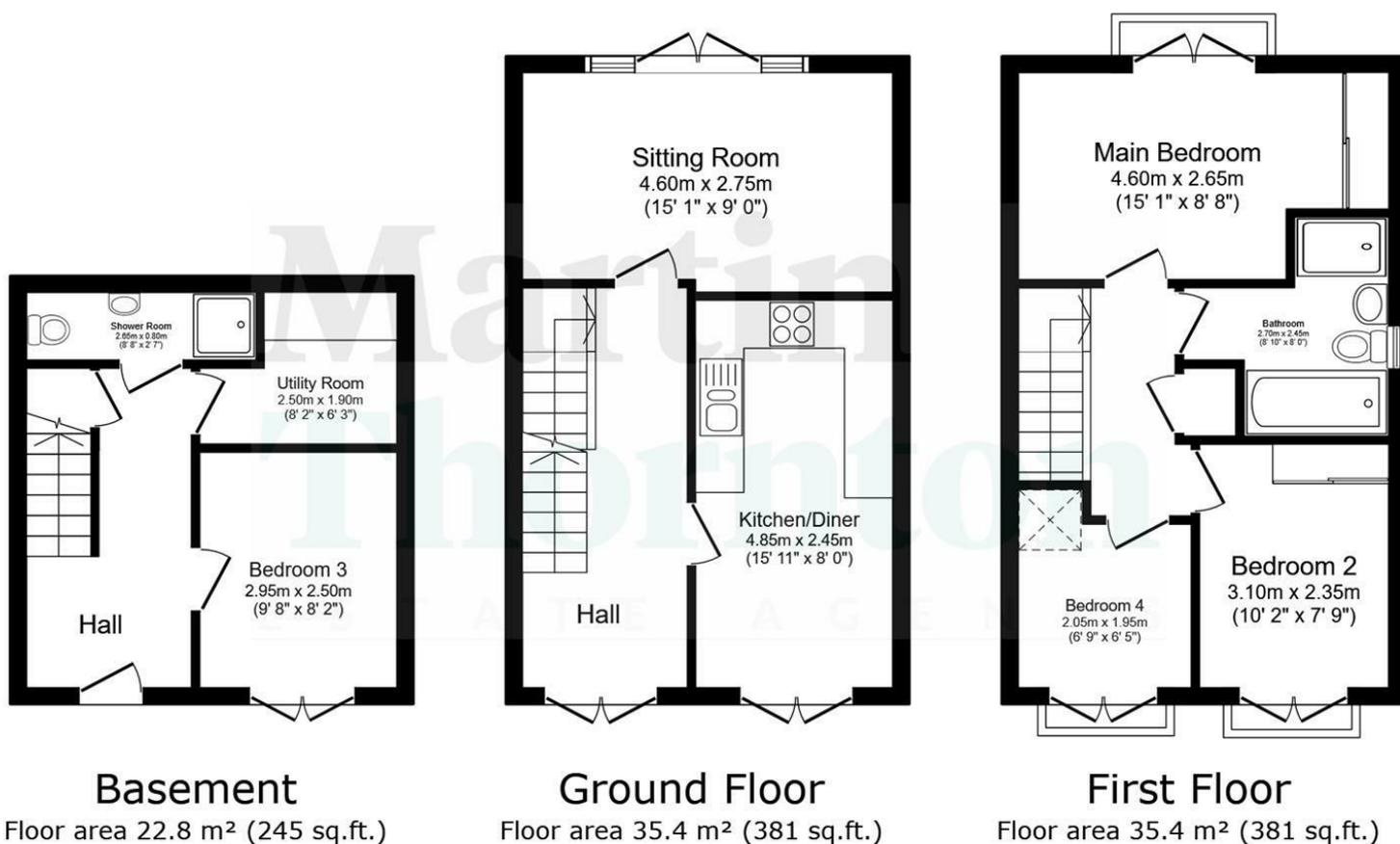
Hillcrest View, Golcar Huddersfield,

Offers over £300,000

This stylish four-bedroom semi-detached home is presented to a high standard throughout and enjoys a cul-de-sac setting. It is situated along with other quality properties and close to amenities within this well-regarded area. The accommodation comprises an entrance hallway with a superb, tiled floor, a shower room, a utility, a ground floor bedroom and a music room/home office/gym (originally the garage). On the first floor is the dining kitchen with integrated appliances and quartz worktops and a living room with French doors leading to the rear garden. On the top floor are three further bedrooms, the master with a built-in wardrobe and a house bathroom with a separate shower cubicle. The property has gas-fired central heating, uPVC double glazing and a security system. At the front of the property is a double-width block paved driveway and an electrical charging point. The rear garden has been redesigned with a seating area and a timber pergola. An internal inspection is a must to appreciate the position, presentation and accommodation on offer.

Hillcrest View, Golcar Huddersfield,

Floorplan



TOTAL: 93.6 m² (1,007 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

Hillcrest View, Golcar Huddersfield,

Details



Entrance Hallway

An external composite door with glazed panels gives access to the entrance hallway. A staircase with an open storage area rises to the first floor accommodation. Of particular note is the superb grey Italian tiled floor that continues into the shower room and utility. There are oak internal doors, an oak handrail to the staircase and a radiator.



Downstairs Shower Room

The stylish shower room has a shower cubicle with a tiled interior and a wall-mounted shower fitting, a rectangular hand basin with a storage cupboard below and a low-level WC. There is appropriate tiling to the walls, along with an illuminated toiletries cabinet, an extractor fan, downlighting and an upright ladder-style radiator.



Utility

The utility has wall cupboards and base units, working surfaces and a stainless steel sink unit. There is plumbing for an automatic washer, space for additional appliances such as a condensing dryer and a radiator. The area can also accommodate a freestanding fridge freezer.

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Details



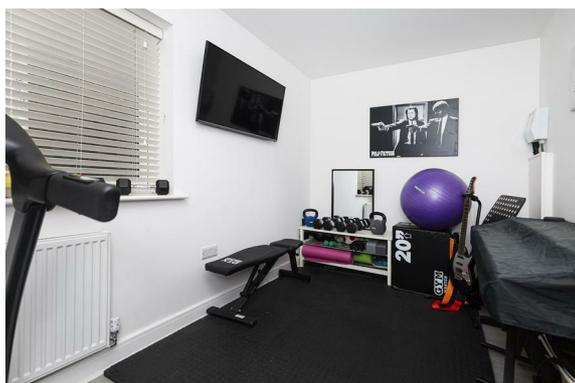
Bedroom Four

This versatile ground floor room could be a double bedroom or an extra reception room. It has a uPVC window to the front elevation, grey flooring and a radiator.



Music Room/Home Office/Gym

This flexible space was originally a garage, however, our clients have utilised it as a fitness/music room. It has a side uPVC window, a radiator and houses the central heating system's boiler.



First Floor Landing

From the hallway, the staircase rises to the first floor landing with a uPVC window to the front elevation and a radiator. The staircase continues up to the top floor. There are also oak doors on this level.



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Details



Dining Kitchen

This large open plan space is positioned at the front of the property with luxury vinyl herringbone flooring. The kitchen has quartz worktops with matching upstands, a one-and-a-half bowl stainless steel sink with a Blanco mixer tap. Integrated appliances comprise an induction hob with an illuminated canopy style filter hood, a fridge, a freezer and dishwasher with tiled splashbacks and downlighting. The room can easily accommodate a formal dining table and has a radiator.



Living Room

This good-sized reception room is positioned at the rear of the property and is particularly light and bright. French doors with matching side screens provide access to the garden. There is plenty of space for furniture and a radiator.



Top Floor Landing

There is a continuation of the oak handrail, along with oak doors and a shelved storage cupboard.

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Details



Bedroom One

This large double bedroom is positioned at the rear of the property with a uPVC window overlooking the garden. It has built-in wardrobes, plenty of space for freestanding or fitted furniture and a radiator.



Bedroom Two

This double bedroom is positioned at the front of the property with a uPVC window enjoying a view across the valley. There is plenty of space for furniture and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property with a uPVC window enjoying a view across the valley. There is useful open storage over the staircase and a radiator. It would make an ideal home office if required.



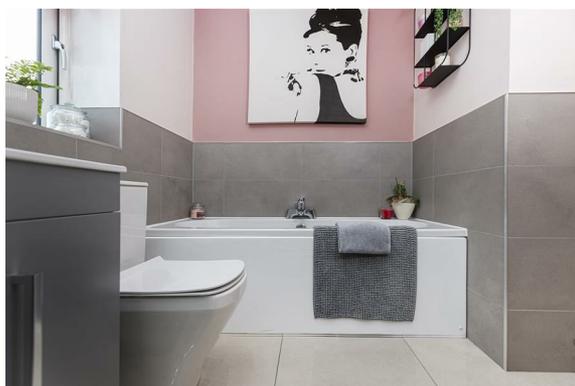
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Bathroom

The high-specification bathroom has a four-piece suite comprising a bath with a centrally positioned Hansgrohe mixer tap, a rectangular trough style hand basin with a storage cupboard below, a low-level WC and a double shower cubicle with a wall-mounted hand-held shower fitting. Within the cubicle is full height tiling with half height tiling to the remaining walls. The room has floor tiling, along with ceiling downlighting, an illuminated mirror fronted toiletries cabinet, an extractor fan and an upright ladder-style radiator. There is an opaque uPVC window to the side elevation.



External Details

At the front of the property is a block paved driveway providing side-by-side parking along with an electric vehicle charging point. A stone flagged pathway leads to an open canopy above the composite entrance door and there are mature borders with wood bark. The rear garden is enclosed by perimeter fencing and has been redesigned and landscaped to create a pleasant outdoor eating and entertaining space. There are seating areas adjoining the French doors within the living room, along with a timber pergola, a timber shed, raised borders with wood bark and use of railway style sleepers. The garden has external power and water to the side elevation. There is access down the side of the property where bins can be stored and a timber gate leading to a stone flagged pathway, giving access to the front of the property.



Tenure

The vendor informs us that the property is freehold.

Hillcrest View, Golcar Huddersfield,

Directions

