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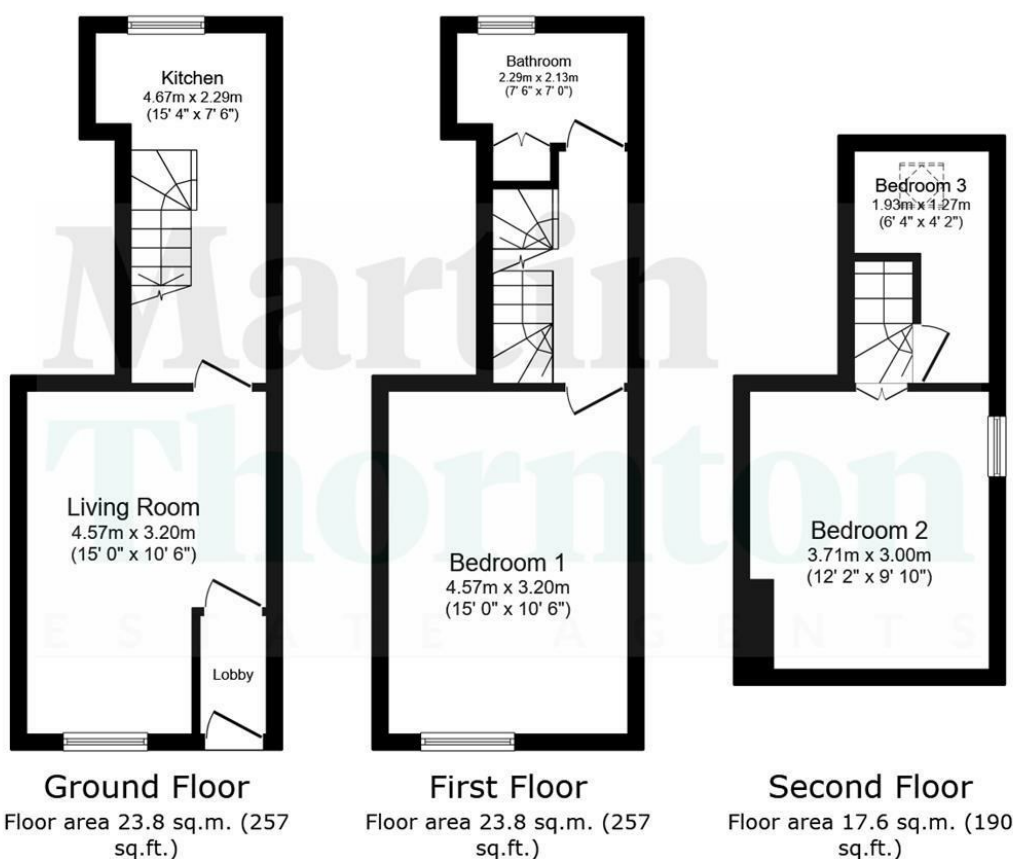
## Leymoor Road, Golcar Huddersfield,

**Offers in the region of  
£90,000**

This two-bedroom end of terraced property is located close to the centre of this popular village. It requires cosmetic updating and rejuvenation, which is reflected within the asking price, and would make an ideal starter home or buy-to-let investment opportunity. The accommodation is arranged over three floors and the property has majority sealed unit double-glazing and a gas-fired central heating system. On the ground floor, it comprises an entrance lobby, living room and separate kitchen. On the first floor is a double bedroom and bathroom and, on the top floor, the second bedroom and a small store room. There is off road parking to the front of the property and a shared pathway down the side leading to a small garden area to the rear. The property is offered with vacant possession.

**Leymoor Road, Golcar  
Huddersfield,**

**Floorplan**



Total floor area: 65.3 sq.m. (703 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](http://www.Propertybox.io)

# Leymoor Road, Golcar Huddersfield,

## Details



### Entrance lobby

An external uPVC entrance door gives access to the lobby which has high level coat hooks and an internal door opening into the living room.

### Living Room

This good-sized reception room is positioned at the front of the property and has a sealed unit double-glazed window. There is a timber fire surround with a gas fire, built-in shelved storage cupboards and drawers and a radiator. A timber and glazed door leads into the kitchen.



### Kitchen

The kitchen is positioned at the rear of the property and is ready for a makeover and redesigning. It has wall cupboards and base units with worktops and a stainless steel sink. There are rear sealed unit double-glazed windows and plumbing for an automatic washer. Within this room is the boiler for the central heating system and a useful under stairs open storage area. The room has a radiator and a staircase leading up to the first floor.



### First Floor Landing

This has spindle balustrading and a staircase rising to the top floor. There is also a radiator.



# Leymoor Road, Golcar Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has a built-in wardrobe with drawers and hanging rails. There is a sealed unit double-glazed window, plenty of space for furniture and a radiator.



### Bathroom

The bathroom has oak flooring and a three-piece suite comprising a bath, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, a built-in storage cupboard, ceiling downlighting and a radiator. To the rear elevation is a sealed unit double-glazed rear window.



### Top Floor

From the first floor landing, the staircase rises to the top floor.

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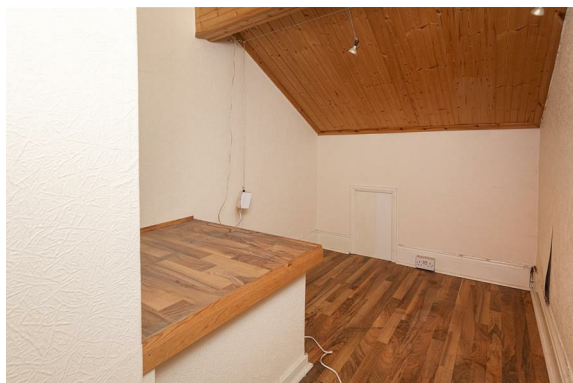
### Bedroom Two

This good-sized second bedroom has a sealed unit double-glazed window to the side elevation. There is a built-in low-level storage and a radiator.



### Store/Gaming Room

This is an additional space with a skylight window, which could be utilised as a home office area, gaming room or a walk-in wardrobe. It has laminate flooring, power and lighting.



### External Details

There is off road parking to the front of the property and a shared pathway down the side leading to a small garden area to the rear.

### Tenure

The vendor informs us that the property is freehold.

**Leymoor Road, Golcar**  
**Huddersfield,**  
Directions

