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01484 508000



**Longfield Avenue, Golcar  
Huddersfield,**

**Offers over £80,000**

This two double bedroom ground floor apartment is located to the popular residential area of Golcar. The property may prove suitable to persons looking for accommodation over one level and would make an ideal investment for the buy-to-let market. It is conveniently situated within a short walk of Golcar village with its various amenities and a short drive from the M62 motorway network. Although in need of a programme of modernisation, the apartment offers spacious accommodation, comprising a spacious entrance hall, two double bedrooms, living room, shower room and kitchen. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a paved pathway leading to the front door. At the rear, there is an enclosed rear garden area overlooking the playing fields and beyond.

Longfield Avenue, Golcar  
Huddersfield,



Floorplan

**Ground Floor**



Total area: approx. 704.3 sq. feet  
**Longfield Avenue, Golcar, Huddersfield**

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### **Entrance Hall**

A timber door with glazed inserts and uPVC double-glazed side light opens to the spacious entrance hall. There are two ceiling light points, a radiator and a useful under stairs storage cupboard. From here, access can be gained to the following rooms:

### **Living Room**

A timber door gives access to the living room, which is positioned at the front of the property. It has a uPVC double-glazed windows overlooking the garden, a ceiling light point and a radiator. There is provision for a fireplace.



### **Dining Room/Bedroom Two**

This room is positioned at the front of the property and has uPVC windows, a ceiling light point and a radiator. There is plenty of room for furniture. This room could be used as a formal dining room or second bedroom.





**Details**

**Kitchen**

The kitchen is positioned at the rear of the property and has a range of wall and base units, drawers, roll-edge worktops and a stainless steel sink unit. There is plumbing for an automatic washing machine, uPVC windows to the rear and side elevations and a uPVC door with a glazed insert gives access to the rear garden. This room is home to the Ideal central heating boiler, and has a ceiling light point and a radiator.



**Bedroom One**

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the playing fields via a uPVC window. It has plenty of space for furniture, a ceiling light point and a radiator.





#### **Shower Room**

This room is positioned at the rear of the property and has a uPVC window. It comprises a walk-in wet room style shower area, home to a Triton electric shower, a wall-mounted hand basin with twin taps and a low-level WC. There is appropriate tiling to the walls, a contrasting tiled effect floor, a ceiling light point and a radiator.



#### **External Details**

At the front of the property, there is a paved pathway leading to the front door. At the rear, there is an enclosed rear garden area overlooking the playing fields and beyond, we are informed that the garden to the rear is owned by one of the neighbours however flat 77 is allowed to use the space. There is also an out building to the rear which is used for storage.

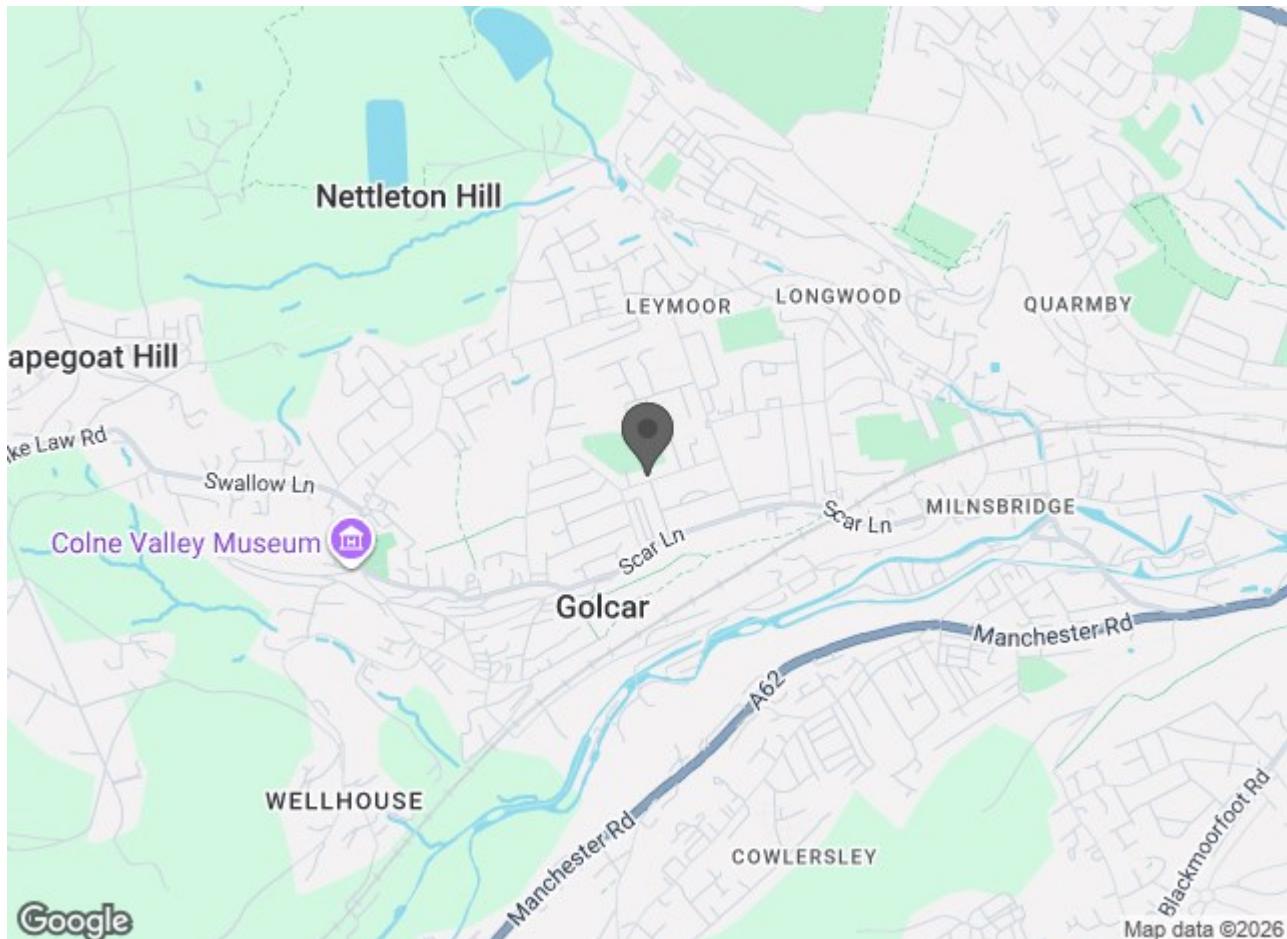
#### **Tenure**

The vendor informs us that the property is leasehold and we await further information.

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Directions



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