

martin-thornton.com
01484 508000



Westwood, Golcar Huddersfield,

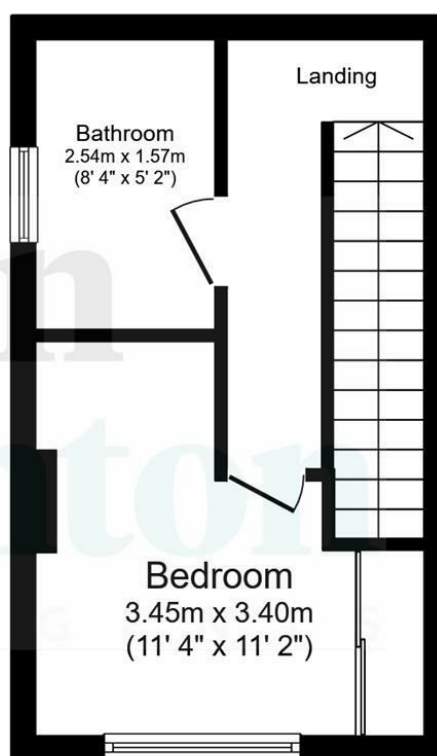
**Offers in the region of
£160,000**

This wonderfully appointed, one-bedroom cottage blends character and contemporary style throughout, enjoying a semi-rural setting with stunning long distance views from the first floor. It would be ideal for a first time buyer, professional couple or someone looking for a second home. It is close to a farm shop and would make an ideal commuting base, with motorway access nearby. Only by an internal inspection can the standard of presentation and workmanship be truly appreciated. The property showcases exposed stone mullions, a superb fireplace with a multi-fuel stove, exposed beams and timbers, along with a full height ceiling on the first floor. The accommodation comprises an entrance lobby, living kitchen with integrated appliances, a double bedroom and a stylish bathroom. The property has a gas-fired central heating system, uPVC double-glazing and a security system. Externally, there is a stone outbuilding, handy for storage. This property is offered with the advantage of no chain involvement.



Ground Floor

Floor area 25.4 sq.m. (273 sq.ft.)



First Floor

Floor area 20.7 sq.m. (223 sq.ft.)

Total floor area: 46.1 sq.m. (497 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

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Details



Entrance Lobby

An external composite stable style door, with an opaque glazed panel bearing the house number, gives access into the entrance lobby. This is the perfect place for storing shoes and coats. It has a tiled floor, a radiator and an internal oak and opaque glazed door.



Living Kitchen

This superbly appointed open-plan room blends character and contemporary style seamlessly. The kitchen area is positioned at the front of the cottage and has wall cupboards and base units, working surfaces with brick style tiled splashbacks and a stainless steel sink. The worktops extend to create a breakfast bar. Integrated appliances comprise a four-ring gas hob with a canopy style filter hood above and an electric fan oven beneath, a fridge and a freezer. There is plumbing for an automatic washing machine, ceiling LED downlighting and a uPVC window. The kitchen section has wood effect tiled flooring that continues from the entrance lobby. The living area has a floor-to-ceiling stone fireplace and a deep recessed stone hearth, home to a wood burning stove. There are two exposed beams, a feature support pillar, a low-level storage cupboard and a radiator. A staircase rises to the first floor accommodation.



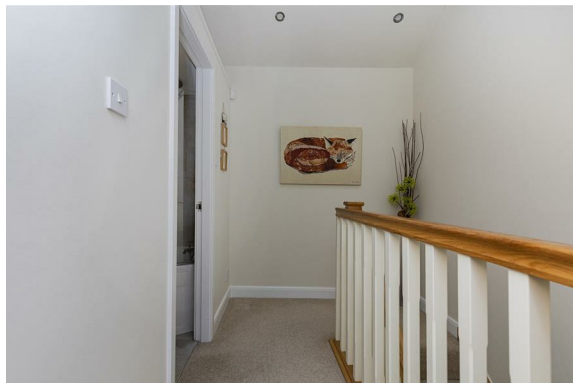
Westwood, Golcar Huddersfield,

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First Floor Landing

From the living kitchen, a staircase rises to the first floor landing, which has an oak handrail to the staircase with a spindle balustrade. The landing has a full height angled ceiling with feature beams and central truss. There is LED downlighting. All the first floor rooms have oak internal doors.



Bedroom

Positioned at the front of the property and running the full width of the cottage, this large double bedroom enjoys fabulous long distance views from its uPVC windows with exposed stone mullions. There is a full height ceiling incorporating downlighting and showcasing the central exposed truss with cross member beams. There is a handy mezzanine area, perfect for storage. The room has an exposed stone chimney breast from the living kitchen beneath. To one wall, there are built-in wardrobes, one of which houses the boiler for the central heating system. There is also a radiator.



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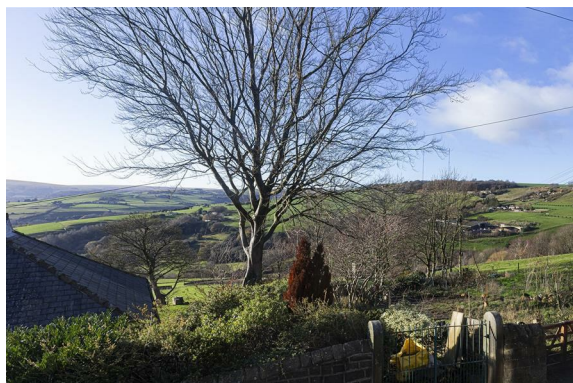
Bathroom

The stylish bathroom has a white three-piece suite. It has a P-shaped bath with a curved shower screen, a hand-held shower attachment from the mixer tap and a waterfall style shower fitting above. The hand basin has storage cupboards beneath and there is a low-level WC. There is tiling to the walls and floor, a side opaque window with an exposed stone mullion, ceiling downlighting and an upright chrome ladder style radiator.



External Details

There is a right of pedestrian access to the rear of the property, where there is a stone built outhouse, perfect for storing wood for the multi-fuel stove or a bike, etc. At the front of the property, there is access to an external water supply and outdoor lighting.



Tenure

The vendor informs us the property is Freehold.

**Westwood, Golcar
Huddersfield,**
Directions

