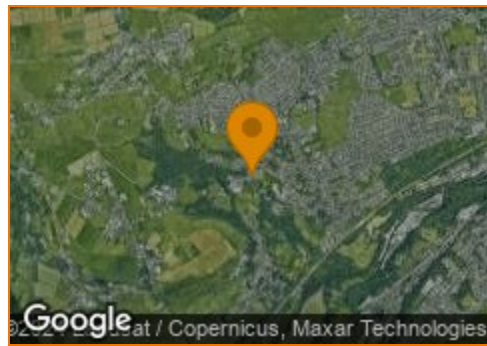


# BOULTONS

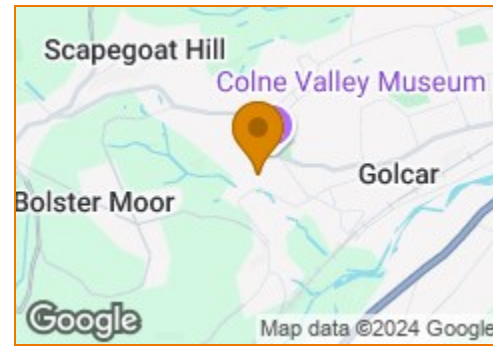
Terrain Map



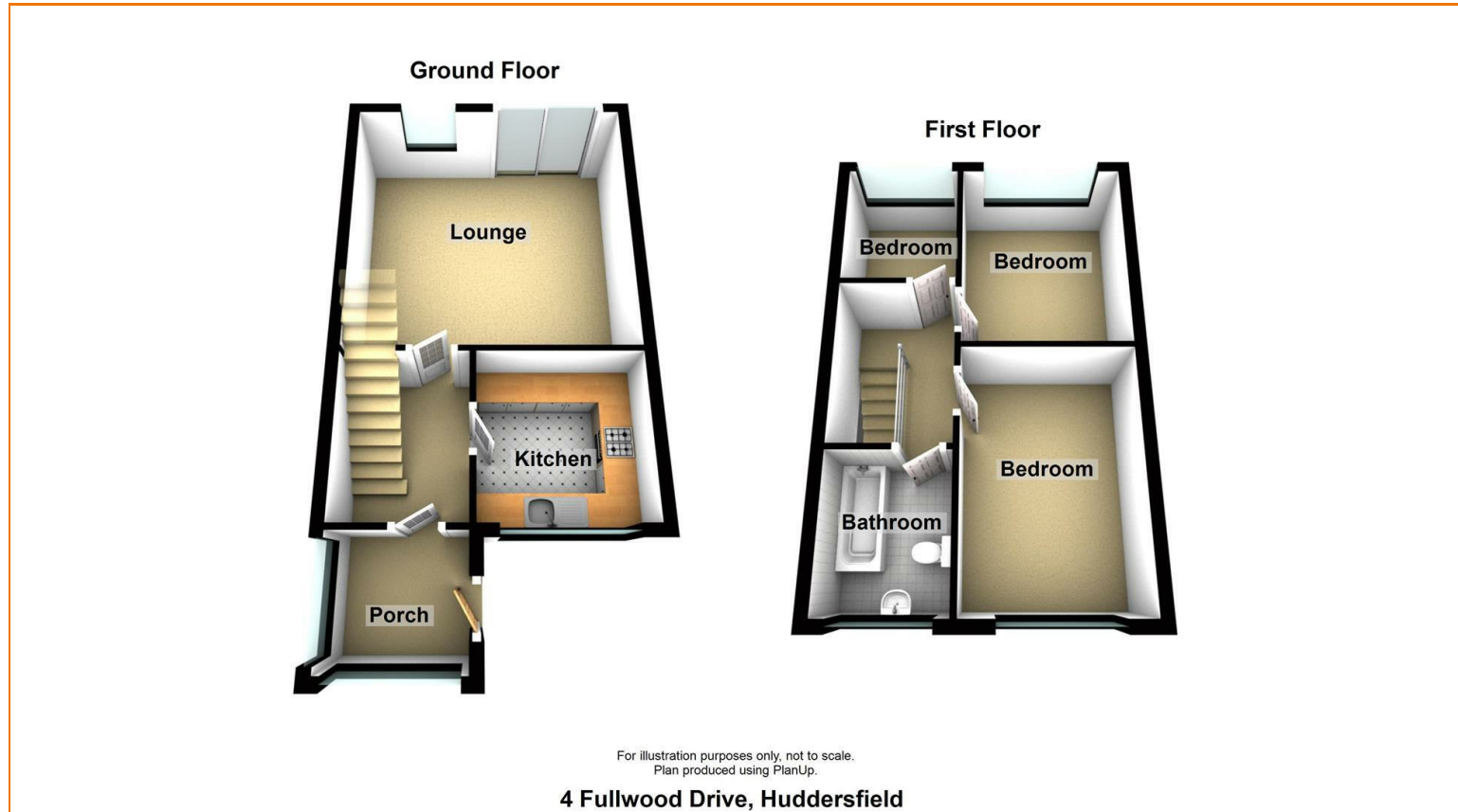
Hybrid Map



Terrain Map



Floor Plan



## Fullwood Drive

Golcar, Huddersfield, HD7 4JH

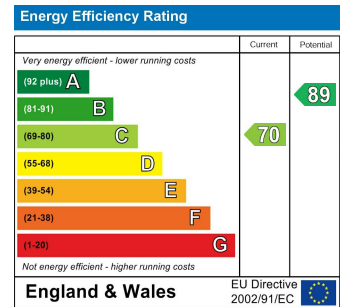
Offers Around £230,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# Fullwood Drive

Golcar, Huddersfield, HD7 4JH

Offers Around £230,000



A well presented & modern 3 bedroom semi detached property enjoying a most popular semi rural location twixt between the regarded villages of Golcar and Wellhouse making this an excellent option for the first time buyer and young growing family. Benefitting from an attached single garage and driveway, there are established gardens to the front and rear. Surprisingly spacious and with uPVC double glazing and a gas fired central heating system. The nearby village centre has access to a variety of amenities including shops, schools and services. An early inspection is strongly recommended to avoid disappointment and to appreciate the accommodation on offer which comprises:- entrance/utility porch, hallway, fitted kitchen and a generous lounge with access to the rear garden. To the first floor there are 3 bedrooms and bathroom.

## ACCOMMODATION

### GROUND FLOOR

Access to the property is through a side uPVC double glazed door into -

### ENTRANCE/UTILITY PORCH

6'5" x 5'10"

Accessed via a uPVC double glazed front door and having a central heating radiator, plumbing for a washing machine. A further uPVC door gives access to the hallway.

### HALLWAY

8'2" x 6'2"

With a central heating radiator, decorative dado and a staircase rising to the first floor.

### KITCHEN

8'3" x 8'3"

Fitted with a range of wall and base units with granite

effect laminated working surfaces atop the base units and draws. Tiled splashbacks surround the preparation areas and there is an inset stainless steel sink unit with a mixer tap over. Integrated appliances include a double oven and a 4 ring gas hob. There is plumbing for a dishwasher a uPVC double glazed window to the front elevation, a serving hatch through to the dining area within the lounge and you will find an Ideal Logic combination boiler.

### LOUNGE & DINING

15'8" x 15'1"

A most spacious reception room which benefits from uPVC double glazed patio doors which give access to the rear garden and take in a pleasant wooded backdrop. There is also a uPVC double glazed window providing additional natural light, a central heating radiator and the focal point of the room is an attractive coal effect fire set within a complementary Portuguese limestone style surround and hearth.

### FIRST FLOOR

#### LANDING

There is a loft hatch which we are informed has access via a drop down ladder, is part boarded and has a light. Not inspected at the appraisal.

### MASTER BEDROOM

12'0" x 8'11"

Enjoying an attractive aspect overlooking woodland to the rear via a uPVC double glazed window. There is also a central heating radiator and floor to ceiling wardrobes with sliding mirrored door fronts and which provide a range of hanging and shelving.

### BEDROOM 2

12'0" x 8'3"

With a uPVC double glazed window to the front elevation and a central heating radiator.

### BEDROOM 3

6'11" x 6'0"

With a uPVC double glazed window to the rear elevation and a central heating radiator.

### BATHROOM

7'6" x 6'2"

Fitted with a 3 piece suite comprising: A low flush WC, pedestal wash hand basin and a panelled bath with shower over. There is a uPVC double glazed window to the front elevation with privacy glass inset, a central heating radiator, part tiled walls and fully tiled floor. There is also a useful bulk-head linen cupboard.

### OUTSIDE

To the front of the property there is a driveway with steps leading down to the property and a mature/established garden. To the rear there is a generous and mature garden which enjoys a good degree of privacy and an attractive wooded backdrop. The rear garden is fully enclosed by mature hedges.

### GARAGE

16'4" x 8'2"

A convenience door gives easy passage to and from the garden.

### TENURE

We understand that the property is a freehold arrangement.

### COUNCIL TAX BAND C

