



Mulberry Court, Golcar, Huddersfield, HD7 4DL

welcome to

Mulberry Court, Golcar, Huddersfield

Offered with no onward chain, this well-presented family home provides off-road parking, a detached garage, an outbuilding, and a spacious kitchen-diner. It has clear potential for cosmetic improvement, appealing to buyers seeking a personalised project or an investment. Set on a quiet cul-de-sac.



Entrance Hall

Welcoming entrance hall with laminate flooring, warmed by a central heating radiator.

Lounge

11' 8" into recess x 14' 11" (3.56m into recess x 4.55m)
Fantastically spacious lounge which is immaculately presented, laminate flooring and warmed by a central heating radiator plus a feature fireplace. With lots of natural light from a double glazed window to the front. Extra storage into an integral cupboard.

Kitchen

15' x 9' 9" (4.57m x 2.97m)
Spacious kitchen which is well presented, with ample space for dining table and chairs. Fitted with a range of base and wall units with laminate worktops. Integrated gas hob and electric oven with extractor hood, and space for undercounter washing machine and stand alone fridge/freezer. Lots of natural light coming from a double glazed window to the rear, and access to the garden through an external door.

First Floor Landing

Carpeted landing with a double glazed window to the side. Plus access to the loft via loft hatch, and an integrated cupboard providing lots of extra storage.

Bedroom One

8' 6" x 13' 7" max (2.59m x 4.14m max)
Spacious double bedroom with carpeted flooring. Warmed by a central heating radiator and with lots of natural light from a double glazed window to the front. Plus lots of storage into integrated wardrobes.

Ensuite

Good sized en suite bathroom adds luxury to the master bedroom. Fully tiled and fitted with a walk in shower cubicle, low flush WC and wash hand basin plus extractor fan. Warmed by a heated towel rail.

Bedroom Two

6' 8" x 8' 7" (2.03m x 2.62m)
Good sized second bedroom with carpeted flooring.

Warmed by a central heating radiator. With a double glazed window to the rear.

Bedroom Three

6' 2" x 9' 1" into doorway (1.88m x 2.77m into doorway)
Third bedroom makes the property the ideal place for growing families or those looking to upsize. With carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front.

Bathroom

Good sized family bathroom with laminate flooring. With a double glazed window to the rear and warmed by a central heating radiator. Fitted with a bath, low slush WC and wash hand basin.

External Office Pod

Large office pod is an incredible find, previously used as a workshop to make soap this space adds real value to the property and offers a versatile opportunity for those looking for a home office or workshop. Fully equipped with power, lighting and insulation.

Garage

Garage provides ample extra storage, or an ideal place for a conversion into a home office or gym. Fitted with plumbing, full power and lighting, two double glazed windows and an up and over door.

Front

To the front of the property is a tarmac drive which stretches down the side of the property. Plus a well kept lawn.

Rear

To the rear of the property is a decking and patio, which is enclosed by a timber fence.



view this property online williamhbrown.co.uk/Property/HDF117771



welcome to

Mulberry Court, Golcar Huddersfield

- Highly sought-after location
- Off-road parking and detached garage
- Scope for cosmetic upgrades
- Fabulous rear garden with outbuildings
- Peaceful cul-de-sac location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£199,995



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117771



Property Ref:
HDF117771 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk