



**Brook Lane, Golcar, HUDDERSFIELD, HD7 4JA**

**welcome to**

**Brook Lane, Golcar, HUDDERSFIELD**

Detached 2-bed, 2-bath home on Brook Lane, Golcar. Fully renovated with modern kitchen, cosy lounge and wood burner. Front and rear gardens, off-street parking for four cars with convenient car charging point. Close to Slaithwaite, local amenities, train links and stunning countryside walks.



## Lower Ground Floor

### Bedroom Two

12' 11" x 10' 2" ( 3.94m x 3.10m )

A spacious bedroom featuring integrated cupboards, a radiator and a double-glazed window to the front. This well-proportioned room offers flexible use and leads directly into the adjoining shower room for added convenience.

### Shower Room

A well-appointed space featuring a tiled floor, shower cubicle, sink and low-flush WC. An extractor fan provides ventilation, creating a clean and practical adjoining bathroom.

### Utility Room

5' 5" x 7' 5" ( 1.65m x 2.26m )

A practical space fitted with laminated worktops and housing a fridge-freezer, washing machine and wine cooler. A double-glazed window to the rear provides natural light, making this an ideal area for additional storage and appliances.

## Ground Floor

### Lounge

13' 8" into recess x 15' 6" ( 4.17m into recess x 4.72m )

A bright and welcoming reception room featuring laminate flooring, a charming wood burner as the focal point, and two radiators for year-round comfort. Double-glazed windows to the front and side provide plenty of natural light, creating a warm and inviting space to relax or entertain.

### Kitchen

8' 5" x 7' 11" ( 2.57m x 2.41m )

A modern kitchen featuring tiled flooring, wooden worktops and sleek gloss cabinets. Includes a sink with drainer, gas hob, electric oven and extractor hood. A double-glazed window to the side brings in natural light, creating a bright and practical cooking space.

## First Floor

### Bedroom One

11' 6" into recess x 18' 4" ( 3.51m into recess x 5.59m )

A spacious double bedroom featuring cosy carpet flooring, two radiators and two double-glazed windows that fill the room with natural light. Characterful wooden beams add charm, and the room opens directly into the ensuite for added convenience.

### En Suite

A stylish, fully tiled ensuite featuring a free-standing bath, separate shower, low-flush WC and sink. A heated towel rail adds comfort, while a double-glazed side window brings in natural light. Characterful wooden ceiling beams complete the space.



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welcome to

## Brook Lane, Golcar HUDDERSFIELD

- Fully renovated detached home in Golcar
- Modern kitchen with gloss units and wooden tops
- Cosy lounge with feature wood burner
- Two spacious bedrooms with ensuite + shower room
- Spacious front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£325,000 - £350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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