

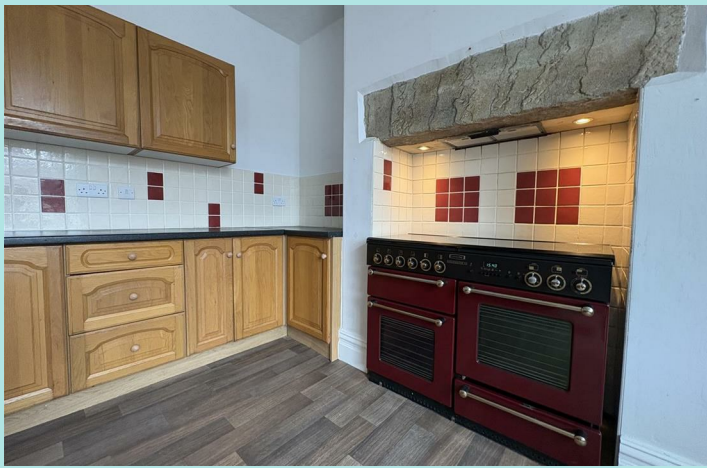


## 416 Leymoor Road

Golcar, Huddersfield, HD7 4QF

£995 PCM





Stone-built semi-detached home with three double bedrooms and a spacious kitchen/dining area, situated in the heart of Golcar. The property benefits from recent partial redecoration and new carpets throughout. Outside, there is an enclosed rear garden, a porch, and a low-maintenance pebbled frontage. Conveniently located close to local amenities, schools, and transport links, this home offers comfortable family living in a popular village setting.

### Accommodation

Upon entering the property, you are welcomed by a spacious entrance hallway. To the left is a bright and inviting living room, featuring a fireplace with an electric fire and a large window that allows plenty of natural light to flood the room.

Continuing through the property, there is a generous open-plan kitchen and dining area offering ample worktop space and a Rangemaster cooker, making it ideal for both everyday living and entertaining. The kitchen also benefits from plumbing for a washing machine and tumble dryer. Beyond the kitchen is a small porch area overlooking the rear garden, with a rear door featuring attractive stained-glass detailing.

Upstairs, the property offers two double bedrooms and a single bedroom and has been newly refurbished with fresh décor and new carpeting throughout. Two of the larger bedrooms benefit from built-in wardrobes, providing excellent hanging and shelving storage space.

The family bathroom comprises a WC, wash basin, and bath with an overhead shower.

Overall, this well-presented home offers spacious accommodation, modern updates, and practical living space, making it an excellent choice for families or professionals alike.

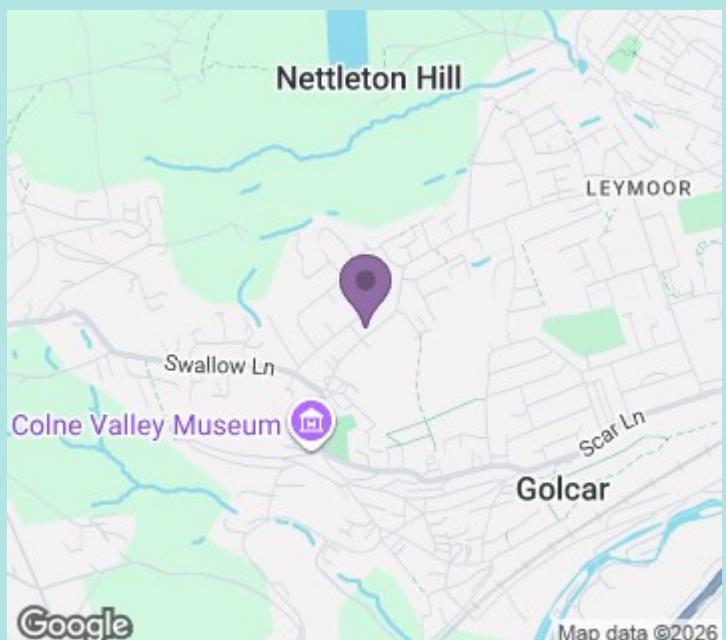
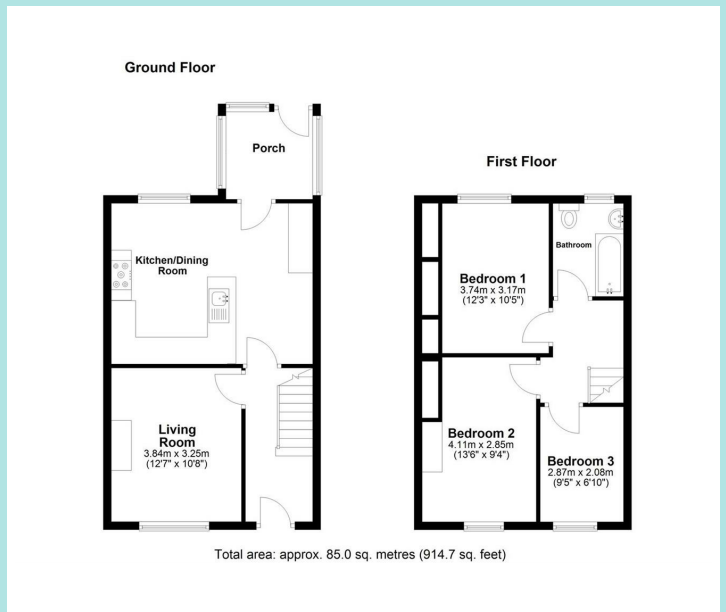
### Location

Situated in the sought-after village of Golcar, this property enjoys a convenient position on Leymoor Road, offering easy access to a wide range of local amenities. The village centre is within walking distance and provides a selection of independent shops, cafés, supermarkets, pubs and everyday services. Families are well catered for with several well-regarded primary schools nearby, while excellent transport links connect the area to Huddersfield town centre and the wider region. The nearby railway station at Slaithwaite provides regular services for commuters, and the M62 motorway network is easily accessible, making travel to Leeds, Manchester and surrounding areas straightforward. Golcar is renowned for its strong community atmosphere, historic character and proximity to beautiful countryside walks within the scenic Colne Valley.

Council tax band: C

EPC rating: D

Deposit: £1,148



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