



Clough Road, Golcar, Huddersfield, HD7 4JX

william
h brown

welcome to

Clough Road, Golcar, Huddersfield

A traditional stone end-terrace between Slaithwaite and Golcar, offering two bedrooms, a spacious ground floor layout, cellar storage. With excellent commuter links and village amenities close by, it's an ideal renovation project for buyers wanting to add value in a picturesque setting.



Lounge

12' 4" x 15' 4" into recess (3.76m x 4.67m into recess)

The lounge offers a warm and inviting space, featuring a soft fitted carpet underfoot and a radiator providing a cosy heat source. A double-glazed window to the front allows plenty of natural light to fill the room, creating a bright and comfortable area ideal for everyday living or relaxing in the evenings. The room's generous proportions also give buyers plenty of scope to personalise and update the space to suit their own style.

Kitchen

12' 5" x 13' 6" (3.78m x 4.11m)

The dining kitchen provides a generous and practical space, fitted with laminate worktops and a 1.5 sink with drainer set beneath one of the two double-glazed windows, which bring in natural light from both the front and side elevations. The room is finished with carpet flooring and offers direct access to the cellar, making it a functional area with plenty of potential for modernisation or reconfiguration.

Landing

The landing is finished with carpet flooring and benefits from a double-glazed window to the rear, allowing natural light to brighten the space. A loft hatch provides access to additional storage above, making this a practical and functional area within the home.

Bedroom One

16' 6" x 15' 3" (5.03m x 4.65m)

Bedroom one is a bright and well-proportioned space, featuring carpet flooring and a radiator for comfortable year-round warmth. The room enjoys excellent natural light thanks to two double-glazed windows to the front and an additional double-glazed window to the rear. Practical integrated wardrobes provide useful built-in storage, making this a functional and inviting main bedroom.

Bedroom Two

10' 10" max into recess x 12' 4" (3.30m max into recess x 3.76m)

Bedroom two is a comfortable and neatly presented room, featuring carpet flooring and a radiator to keep the space warm. A double-glazed window to the front brings in natural light, making it a bright and practical second bedroom.

Bathroom

The bathroom is fitted with a pedestal sink, low-flush WC, shower, and a separate bath, offering a practical and versatile layout. A double-glazed window to the front brings in natural light, while carpet flooring and a radiator help create a warm and comfortable space



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welcome to

Clough Road, Golcar Huddersfield

- Two-bedroom end-terrace with renovation potential
- Positioned between Slaithwaite and Golcar
- Spacious living areas plus cellar storage
- Low-maintenance front patio
- Great access to village amenities and commuter links

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£150,000



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