





Hillcrest View
Huddersfield
HD7 4FD

Offers in Excess of £
527,000.00

bettermove

# Hillcrest View - Huddersfield

Bettermove are proud to present this 5 bedroom detached house in Golcar.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via a private driveway and garage.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious open-plan kitchen, dining and living area, featuring a modern fitted kitchen with integrated appliances and breakfast bar, alongside a separate utility room and convenient downstairs WC. The first floor consists of a generously sized living room with bi-folding doors opening onto the rear garden and two versatile bedrooms. The second floor offers three further well-proportioned bedrooms, including an impressive principal bedroom with a walk-in wardrobe and en-suite shower room, alongside a family bathroom. The exterior boasts generous wraparound gardens with lawned areas and a paved patio, perfect for enjoying the summer months.

Located close to the sought after village of Golcar, the property is conveniently situated near a range of local amenities, including shops, supermarkets, cafés, restaurants, pubs and well-regarded schools. The surrounding countryside also offers scenic walking routes and outdoor recreational opportunities. Excellent transport connections can be found via nearby road networks and the M62 motorway, providing convenient access to Huddersfield, Leeds, Manchester and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

| BEDROOMS | BATHROOMS | RECEPTIONS | TENURE |
|---|---|---|---|
| 5 | 4 | 2 | Freehold |

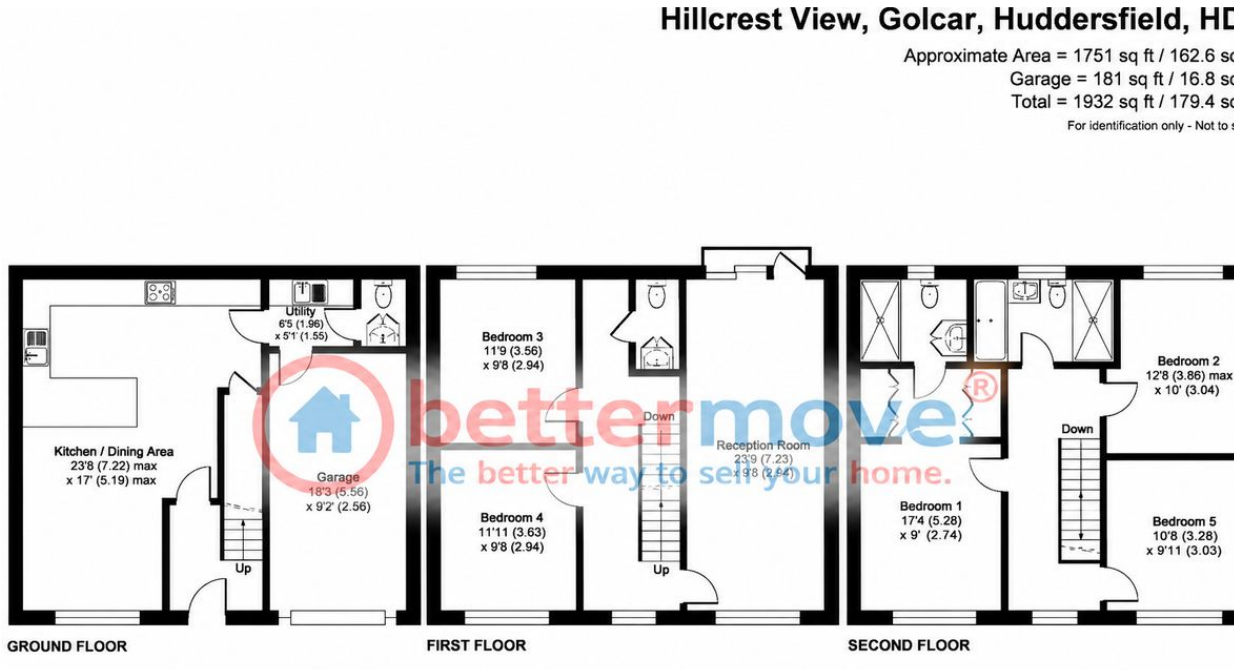








# Floor Plan


Hillcrest View, Golcar, Huddersfield, HD
Approximate Area = 1751 sq ft / 162.6 sq
Garage = 181 sq ft / 16.8 sq
Total = 1932 sq ft / 179.4 sq
For identification only - Not to s
Kitchen / Dining Area
23'8 (7.22) max
x 17' (5.19) max
Utility
6'5 (1.96)
x 5'1 (1.55)
Garage
18'3 (5.56)
x 9'2' (2.56)
Up
GROUND FLOOR
Bedroom 3
11'9 (3.56)
x 9'8 (2.94)
Down
Reception Room
23'9 (7.23)
x 9'8 (2.94)
Bedroom 4
11'11 (3.63)
x 9'8 (2.94)
Up
FIRST FLOOR
Bedroom 1
17'4 (5.28)
x 9' (2.74)
Down
Bedroom 2
12'8 (3.86) max
x 10' (3.04)
Bedroom 5
10'8 (3.28)
x 9'11 (3.03)
SECOND FLOOR
bettermove®
The better way to sell your home.

| Energy Efficiency Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | 93 |
| (81 to 91) B | 86 | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |

| Environmental Impact Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | 93 |
| (81 to 91) B | 87 | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.