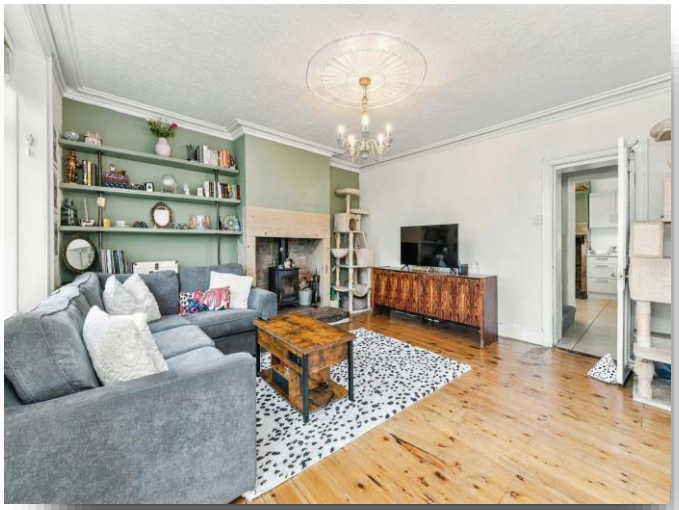






Intake,Golcar Huddersfield HD7 4RB

william h brown

welcome to

Intake, Golcar Huddersfield

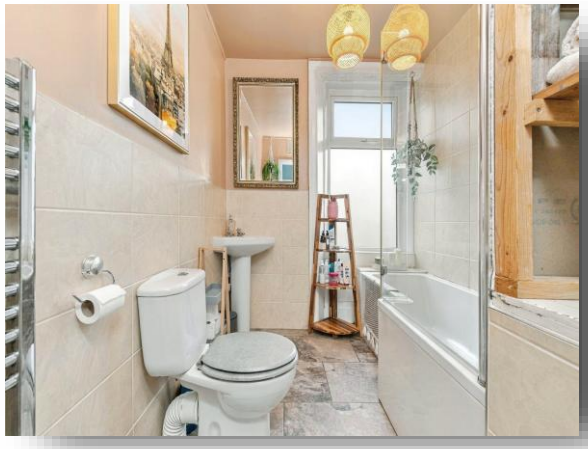
An idyllic character property in highly sought-after Golcar with off-road parking, a garage, a new kitchen, utility room and ground floor bathroom. With generously sized rooms throughout and presented immaculately, ideal for those looking to upsize and settle in a peaceful village location.













Lounge
15' 8" x 15' 5" (4.78m x 4.70m)

Kitchen
15' 2" x 11' 11" (4.62m x 3.63m)

Utility Room
9' 5" x 7' 5" (2.87m x 2.26m)

Utility Room/Wc
7' 8" x 5' 1" (2.34m x 1.55m)

Bedroom One
14' 11" into recess x 14' 10" (4.55m into recess x 4.52m)

Bedroom Two
14' 11" x 8' 4" (4.55m x 2.54m)

Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note: Row
There is an easement on the title. Your conveyancer can take the necessary steps to advise

Agents Note
There is further information about the property, please contact the branch for more details before viewing.

welcome to

Intake, Golcar Huddersfield

- Characterful, immaculately presented home
- Deceptively spacious set on a sizeable plot
- Highly sought-after Colne Valley location
- Ample off-road parking and single detached garage
- Spacious, newly installed dining-kitchen
- Utility room and ground-floor bathroom
- Move-in ready
- Additional cellar space

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price **£300,000**









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119484

The Property Ombudsman

Property Ref:
HDF119484 - 0003

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

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.