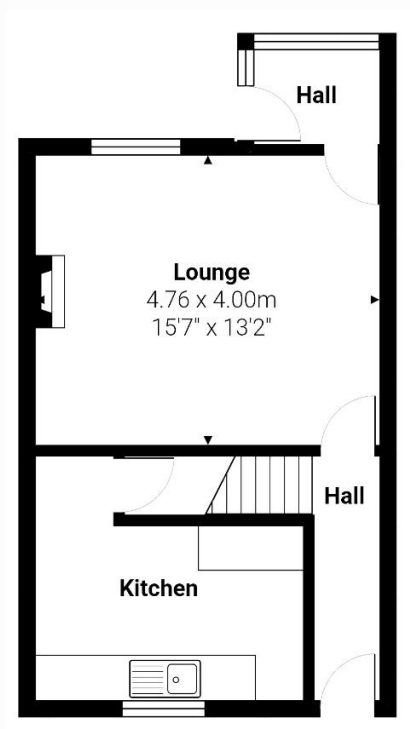




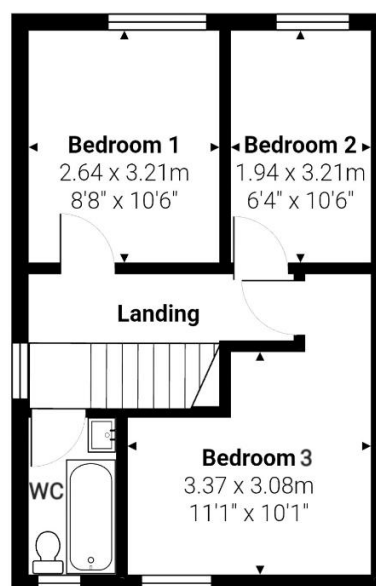
Simon Blyth
ESTATE AGENTS



SWALLOW LANE, GOLCAR, HD7 4NB



GROUND FLOOR AREA :
30.8 SQ.M / 331.52 SQ.FT



FIRST FLOOR AREA :
29.2 SQ.M / 314.3 SQ.FT

TOTAL APPROX FLOOR AREA : 60 SQ.M / 645.83 SQ.FT

All measurements are approximate and for display purposes only

PROPERTY DESCRIPTION

A WELL PRESENTED, THREE BEDROOM, STONE CONSTRUCTION, END TERRACE HOME SITUATED IN THE POPULAR AREA OF GOLCAR. IN A GREAT POSITION FOR LOCAL SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS SPACIOUS LOUNGE, LANDSCAPED, LOW MAINTENANCE REAR GARDEN, PLEASANT VIEWS AND A WEALTH OF CHARACTER FEATURES.

The accommodation in brief comprises entrance hall, kitchen, spacious lounge and rear porch/boot room to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a low maintenance front yard and an enclosed, private rear garden with flagged patio.

EPC: D Council Tax Band: A Tenure: Freehold

Offers around £230,000

ENTRANCE HALL

Enter the property through a PVC front door with a double-glazed window with obscure glass above into the entrance hall. The entrance hall features decorative cove into the ceilings, a central ceiling light point, a cast iron column anthracite radiator and there is high quality herringbone style oak flooring. A doorway then leads into the kitchen, a staircase, carpeted with wooden handrail rises to the first floor. A multi-panel door then gives access to the spacious lounge.

KITCHEN

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and with complimentary oak work surfaces over which incorporate a twin Belfast ceramic sink unit with chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four-ring ceramic induction hob with canopy style cooker hood over and a built-in electric oven. There is plumbing and provisions for an automatic washing machine and space for a tall standing fridge and freezer, space and plumbing for a dishwasher and a cupboard houses the wall mounted, recently fitted Worcester Bosch combination boiler. The kitchen features a double-glazed window to the front elevation providing a wealth of natural light, high gloss brick effect tile into the splash areas with a matching oak upstand to work surfaces, a ceiling light point, decorative wall panelling, a multi-panel door encloses the understairs pantry and there is a further multi-panel door which gives access into the lounge.



LOUNGE

Measurements – 4.76 X 4.00m

As the photography suggests, the lounge is a generously proportioned light and airy reception room, which features a double-glazed window to the rear elevation with pleasant view onto the gardens. There is decorative coving to the ceiling with ornate ceiling decorations, a central ceiling light point, a radiator and a multi-panel door gives access to the utility / boot room. The focal point of the room is the fabulous inset fireplace with a cast iron multi-fuel burning stove set upon a raised hearth and with brick backcloth and timber lintel above. The room is large enough to accommodate both living and dining facilities.





UTILITY / BOOT ROOM

The boot room features terracotta tiled flooring with fitted furniture with space for Wellington boots as well as shoes, with a windows seat above. There is a further cupboard for additional storage, banks of windows to the rear and side elevations and an external stable style door to the rear elevation gives direct access to the rear garden.



FIRST FLOOR LANDING

Taking the carpeted staircase from the entrance hall, you reach the first-floor landing which features a double-glazed window to the side elevation with breathtaking open aspect views over rooftops down Swallow Lane and with far reaching views across the valley. There is decorative coving to the ceiling, a ceiling light point, a wooden banister with traditional newel post and spindle balustrade over the stairwell head and multi-panel doors then give access to the bedroom and bathroom accommodation.



BEDROOM ONE

Measurements – 2.64 x 3.21m

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. It features fabulous, exposed timber floorboards, high ceiling with decorative coving, a ceiling light point, double glazed window to the rear elevation and a cast iron column radiator. The focal point of the room is the decorative art deco style fireplace with a tiled hearth.



BEDROOM TWO

Measurements – 1.94 x 3.21m

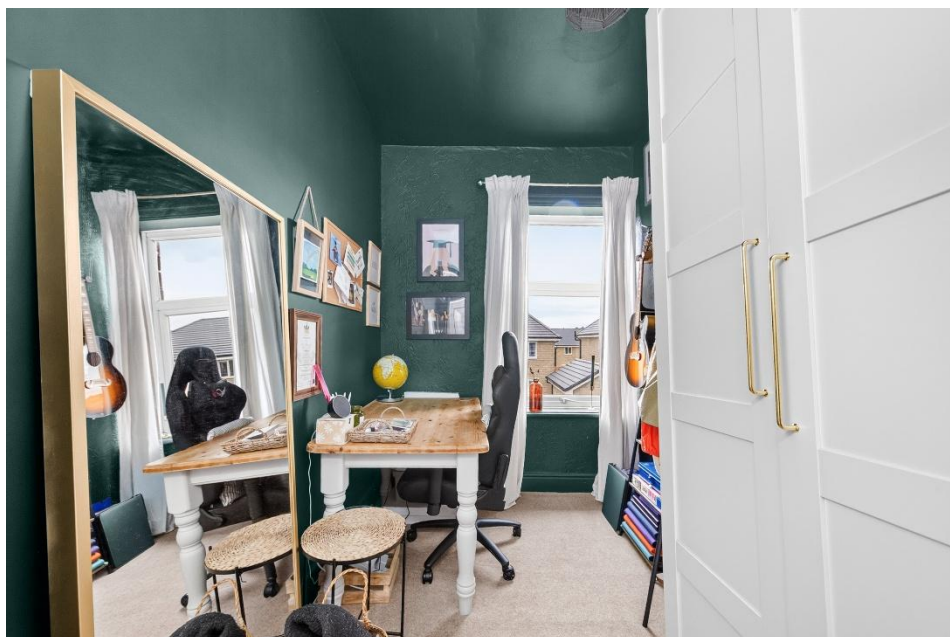
Bedroom two is situated at the front of the property and can accommodate a double bed with space for freestanding furniture. The room features a double-glazed window to the front elevation with pleasant views across the valley over rooftops. There is a ceiling light point, radiator, two wall light points and a useful fitted cupboard over the bulkhead for the stairs providing a great deal of storage.



BEDROOM THREE

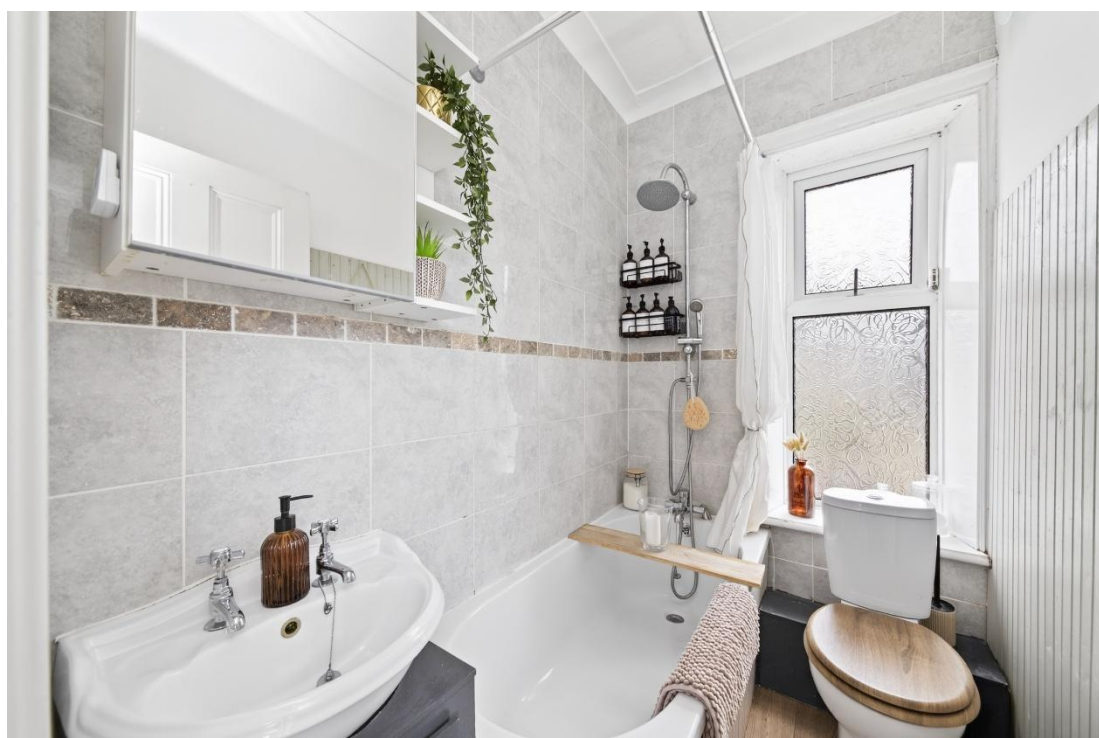
Measurements – 3.37 x 3.08m

Bedroom three is currently utilised as a home office / walk-in wardrobe. It can accommodate a single bed with ample space for freestanding furniture. There is a double-glazed window to the rear elevation, a ceiling light point and radiator.



HOUSE BATHROOM

The bathroom features a white three-piece suite which comprises low level w.c. with push button flush, a pedestal wash hand basin with chrome taps and a panel bath with thermostatic shower head mixer tap with reinforced shower head and separate handheld attachment. There is high quality flooring, part tiling and panelling to the walls, decorative cove into the ceilings and an extractor fan. Additionally, the bathroom has a double-glazed window with obscure glass to the front elevation, a ceiling light point and a loft hatch gives access to a useful attic space.

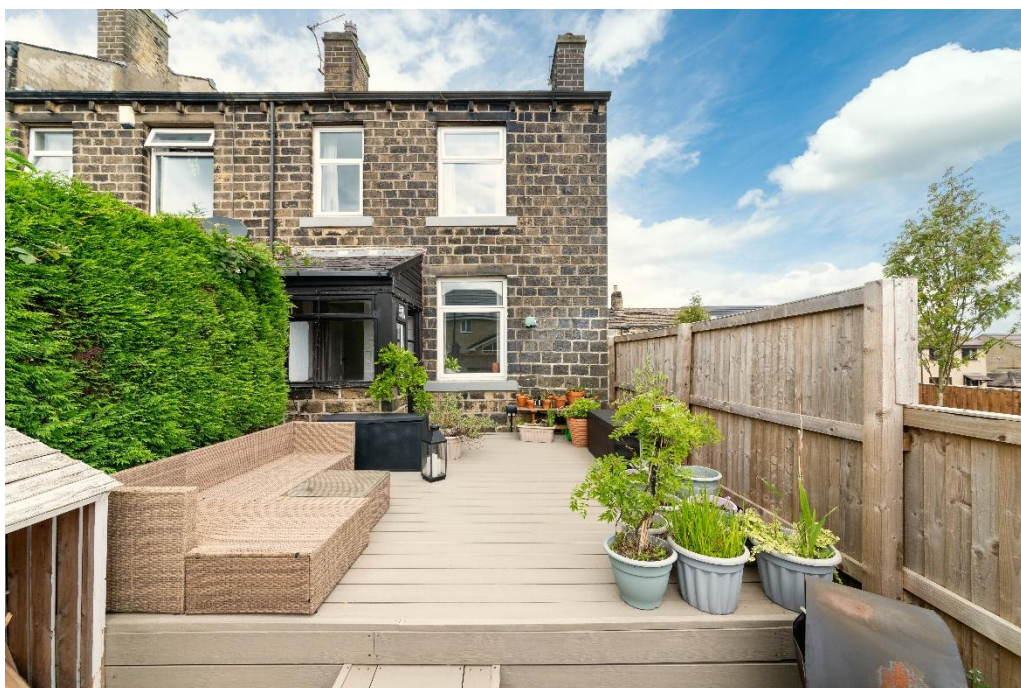


FRONT EXTERNAL

Externally to the front, the property benefits from a low maintenance and enclosed garden, which features a door canopy and external light by the front door. The front garden is flagged with well-stocked flower and shrub beds.

REAR EXTERNAL

Externally to the rear, the property features an enclosed and low maintenance garden, ideal for alfresco dining, barbecuing and entertainment with attractive stone wall and fence boundaries.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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