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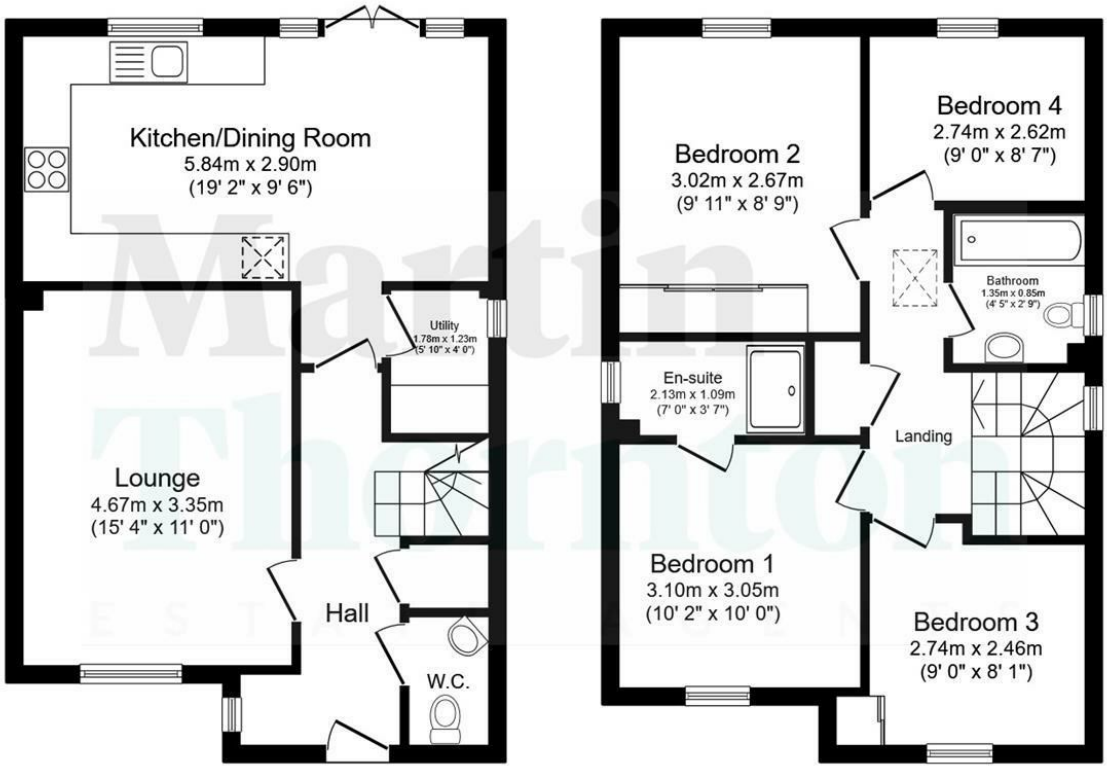
Thorpe Green Drive, Golcar
Huddersfield,

Offers over £350,000

Presented to a high standard throughout, and offering ideal family accommodation is this four bedroom detached family home. The property would suit the expanding family buyer or professional couple looking to access nearby M62 motorway networks. The property comprises; entrance hall, WC, lounge, kitchen/diner with integrated appliances and small separate utility room. To the first floor, four bedrooms, the master with ensuite facilities and a house bathroom. To the side of the property there is a tarmac driveway providing parking for up to three cars leading to a detached single car garage and to the rear there is a lovely garden with southerly aspect. The property benefits from a Daikin air source heat pump unit which we are informed by the vendor is incredibly energy effecient.

Thorpe Green Drive, Golcar
Huddersfield,

Floorplan



Ground Floor
Floor area 48.4 sq.m. (521 sq.ft.)

First Floor
Floor area 49.1 sq.m. (529 sq.ft.)

Total floor area: 97.5 sq.m. (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

Entrance Hall
A composite door with a decorative double-glazed insert opens to the entrance hall, where there is carpeting initially, with laminate style flooring beyond, a uPVC double-glazed window to the side elevation, two ceiling light points and a radiator. There is a useful storage cupboard with hanging hooks, perfect for storing coats and shoes. A staircase rises to the first floor landing and a timber door gives access to the downstairs WC.

Downstairs WC
The white suite comprises a pedestal hand basin with a mixer tap and a low-level WC. There is brick style tiling to dado height, vinyl flooring, a ceiling light point, an extractor fan and a radiator.

Living Room
Positioned at the front of the property, this room has a large uPVC double-glazed window, a ceiling light point and a radiator.

Kitchen Diner
This room runs along the rear of the property and the kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl stainless steel sink. Integrated appliances include a double oven, AEG induction hob, canopy style filter hood with downlights, dishwasher, fridge freezer and wine cooler. There is kick board lighting, a ceiling light point, vinyl style flooring throughout. The dining area has a ceiling light point and a wall-hung contemporary style radiator. There is a uPVC double-glazed window to the rear elevation and a set of French style patio doors give access to the rear garden. A small separate utility room houses an integrated AEG washer/dryer with work surfaces. It has a uPVC window to the side elevation, an extractor fan, a ceiling light point and a radiator.

First Floor Landing
From the entrance hall, a staircase gives access to the first floor landing, which has a uPVC double-glazed window to the side elevation. It has a ceiling light point, a radiator and access to loft space. A useful storage cupboard houses the hot water tank.

Bedroom One
This double bedroom is positioned at the front of the property and has a lovely outlook via a uPVC double-glazed window. It has a radiator, a ceiling light point and access to an en suite shower room.

En Suite Shower Room

This room has a white suite comprising a walk-in shower cubicle with a sliding glass door, home to a Mira electric shower, a pedestal hand basin with mixer tap and a low-level WC. It has a ceiling light point, an extractor fan, appropriate tiling and contrasting vinyl style flooring. There is a wall-hung vanity unit and a shaver point. A uPVC double-glazed window provides natural light from the side elevation.

Bedroom Two

This double bedroom has a lovely outlook over the rear garden via a uPVC double-glazed window. It has a useful fitted wardrobe with sliding mirrored doors, hanging rails and shelving, a radiator and a ceiling light point.

Bedroom Three
This double bedroom has a similar outlook to that of bedroom one, to the front elevation, a ceiling light point and a radiator. A built-in wardrobe has hanging rails and shelving.

Bedroom Four
This bedroom is currently utilised as a work from home study, but could be an additional bedroom. It has a uPVC double-glazed window, a ceiling light point and a radiator.

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House Bathroom

The modern white suite comprises a panelled bath with a folding shower screen and a mains fed shower over, a pedestal hand basin with mixer tap and a low-level WC. A uPVC double-glazed window provides natural light from the side elevation. There is appropriate tiling to the walls, vinyl style flooring, an extractor fan, a ceiling light point and a radiator.

External Details

At the front of the property, there is a lawn with beech hedging and a flagged pathway leading to the front door. At the side, a tarmac driveway provides off-road parking for up to 3 cars and access to a detached single car garage with an up-and-over door, power and light. A timber gate gives access to the rear garden, which has a lawn and fencing. At the side of the property, there are raised beds and a useful potting shed. The rear garden has the benefit of a southerly aspect, outside water and power points.

Tenure

The vendor informs us that this property is Freehold.

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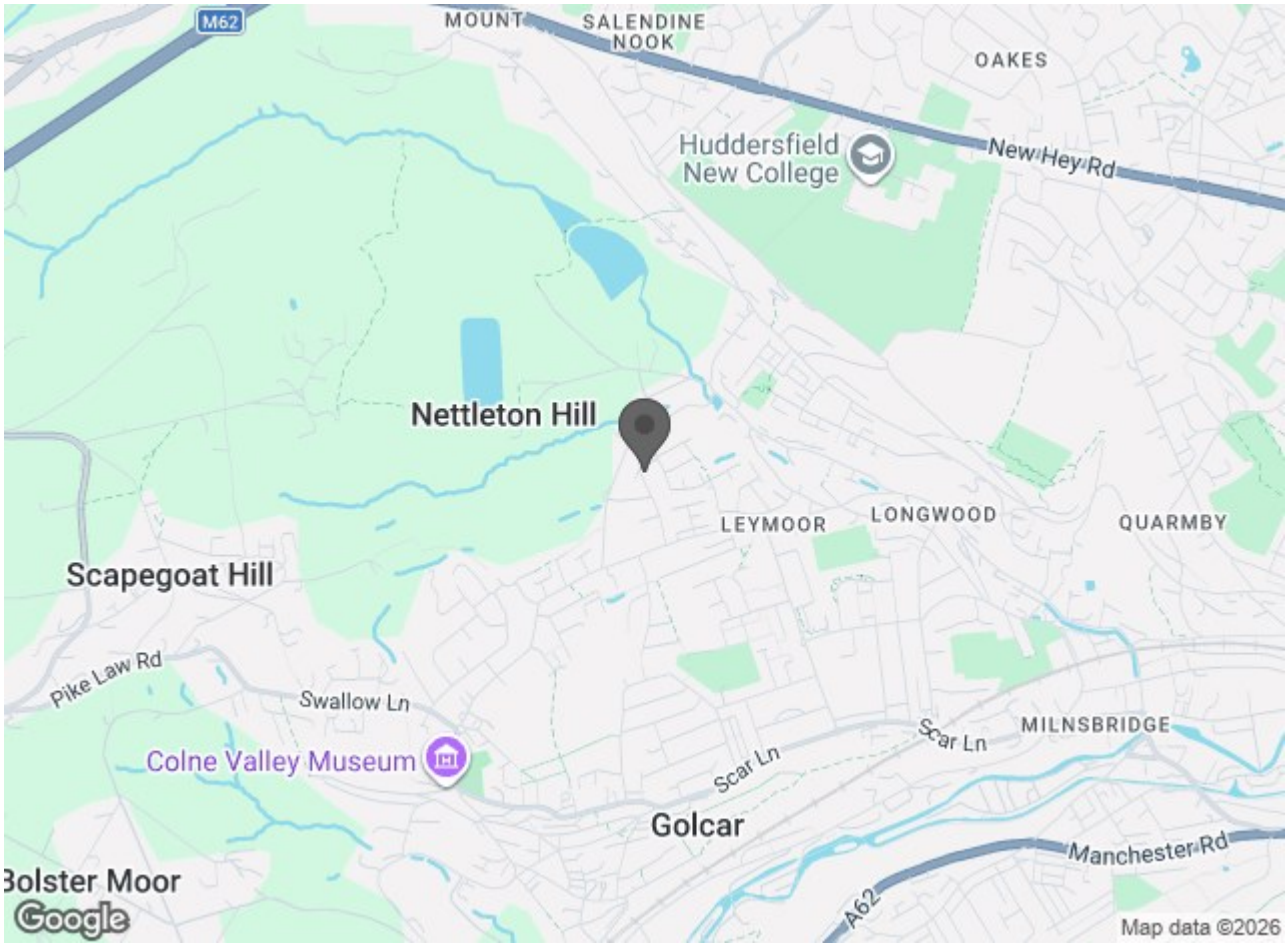
Directions



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