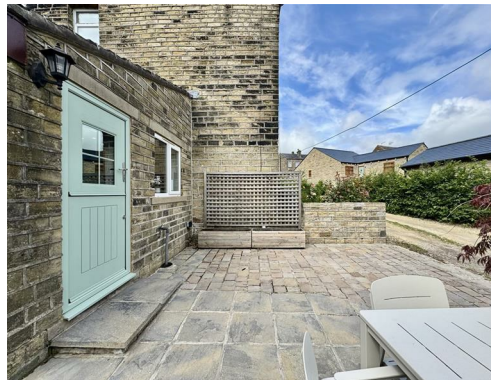


406 Scar Lane,
Golcar HD7 4AR

OFFERS AROUND
£260,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS CHARMING THREE BEDROOM TERRACE PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GARDENS TO FRONT AND REAR, PRIVATE GARDEN AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D .

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door into this welcoming entrance hall which has space to remove outdoor clothing and footwear. A staircase ascends to the first floor landing and a door leads through to the living room.

LIVING ROOM 14'10" max x 14'2" max



This spacious and beautifully presented reception room is light and airy courtesy of the large front facing window which gives a view to the front garden, The room has a marble fireplace which houses a coal effect gas fire and two alcoves provide extra storage space. There is plenty of room for free standing living room furniture and doors lead back through to the entrance hall and through to the dining room.

DINING ROOM 16'11" max x 10'4" max



A great space for entertaining, with ample space for a dining table, chairs and further freestanding furniture. The focal point of the room is a wonderful exposed stone fireplace housing a gas stove adding a dash of character. There is a fitted floor to ceiling storage cupboard with desk, a window overlooks the rear patio and a doors leads back through to the living room, to the cellar steps and an opening leads through to the breakfast kitchen.

BREAKFAST KITCHEN 12'11" max x 11'1" max



This dual aspect kitchen is flooded with light and fitted with a range of timber wall and base units, complimentary granite work surfaces with matching upstands and an inset stainless steel sink with mixer tap over. Integrated appliances include a double electric oven and four ring gas hob with extractor fan over, dishwasher and plumbing for a washing machine and space for a fridge freezer. To the side of the kitchen is a breakfast bar ideal for informal dining and providing further storage. Tile flooring completes the room, an external door opens to the patio and an opening leads back through to the dining room.



CELLAR 16'11" max x 7'3" max



This good size cellar has the original inset storage and has power making this ideal for extra fridge or freezer space if required.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hall to the first floor landing which has space for freestanding furniture. Doors lead to two double bedrooms, the family bathroom and a door opens to a staircase ascending to the attic bedroom.

BEDROOM ONE 16'9" max x 14'5" max



Located to the front of the property and enjoying lovely far reaching views from its windows, this neutrally decorated double bedroom has ample space for freestanding items of furniture, understairs storage and bulk head shelving. A door leads to the landing.



BEDROOM TWO 11'5" max x 10'3" max



Another well presented double bedroom located at the rear of the property with rooftop views from its window. There is a fitted hanging and storage cupboard and room for bedroom furniture. A door opens to the landing.

BATHROOM 8'3" apx x 6'11" apx



This attractive bathroom comprises of a white suite including a bath with a waterfall shower over and glass screen, a large vanity hand basin with mixer tap and a low flush W.C. The room is fully tiled, has a chrome towel radiator and complimentary tile flooring underfoot. There is an obscure glazed window and a door leads to the landing.

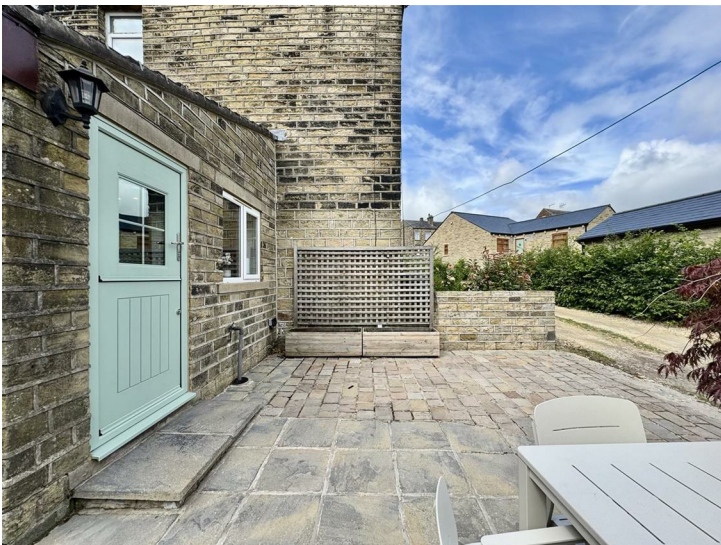
ATTIC BEDROOM 16'6" max x 16'3" max



Flooded with natural light through the three velux windows, this fantastic attic bedroom has a bank of fitted wardrobes and under eaves storage. There is space for freestanding furniture and a quarter landing staircase descends to the first floor landing.



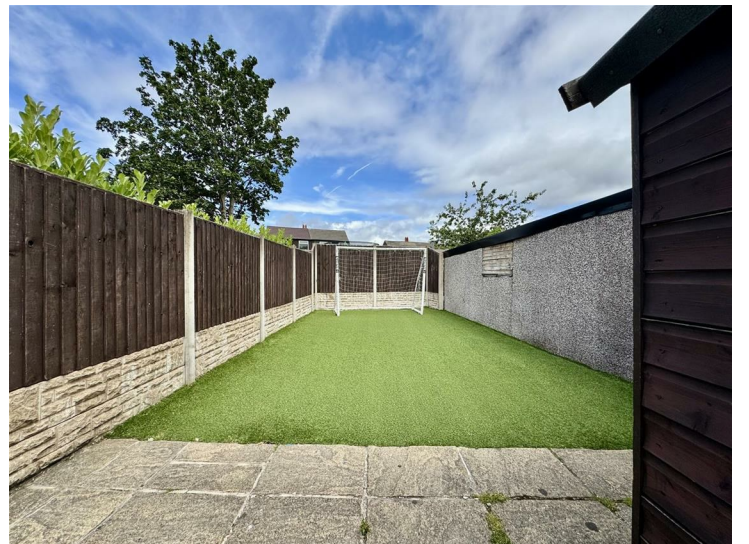
REAR PATIO GARDEN



Adjoining the property and accessed from the breakfast kitchen is a wonderful patio area with space to dine outdoors and with ample room for garden furniture.



DRIVEWAY AND PRIVATE GARDEN



At the rear, opposite the property is a driveway providing off road parking for multiple vehicles and a fence enclosed artificial lawned garden ideal for barbeques, entertaining, ample space for garden furniture and space for a timber outbuilding.



EXTERNAL FRONT



You enter the front garden through a wrought iron gate, steps ascend to the front door and a hedge enclosed paved area has space to sit out and for pots/planters.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

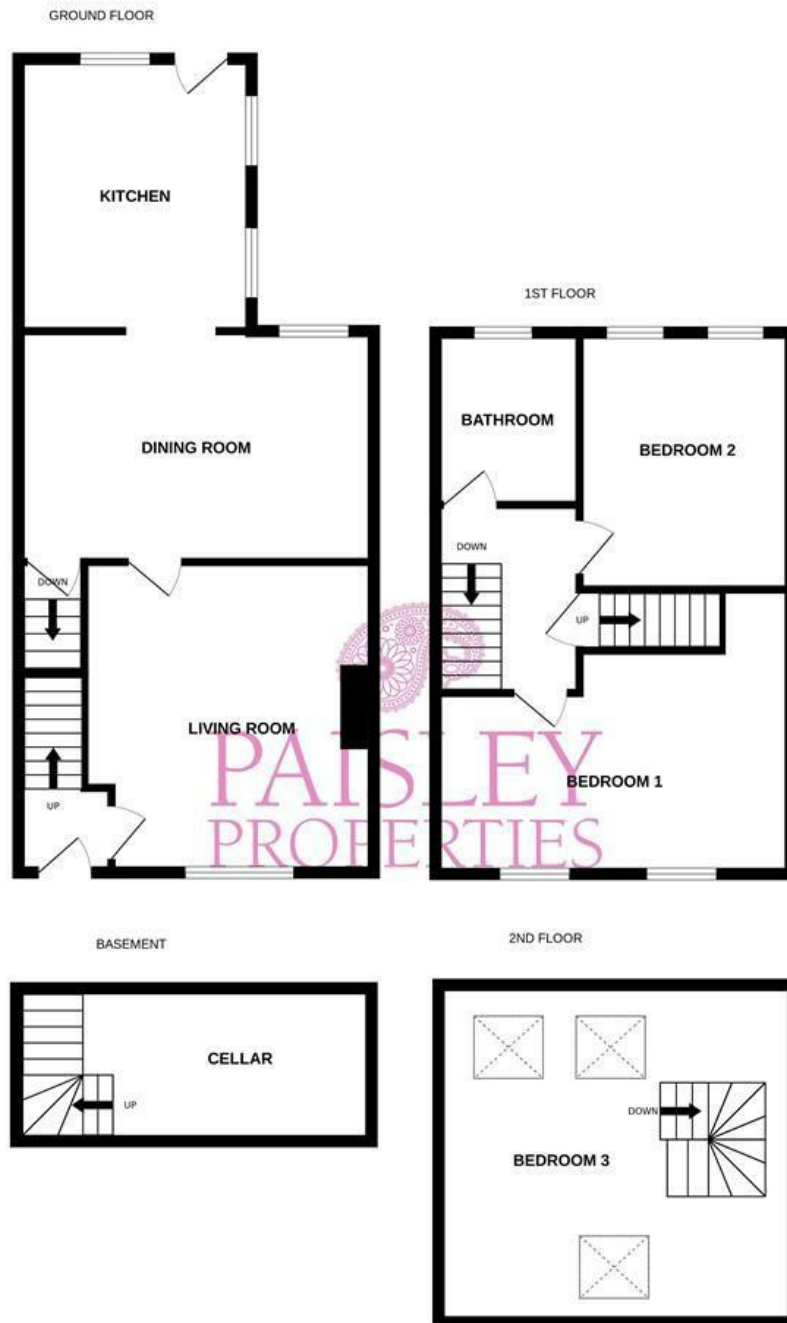
MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES