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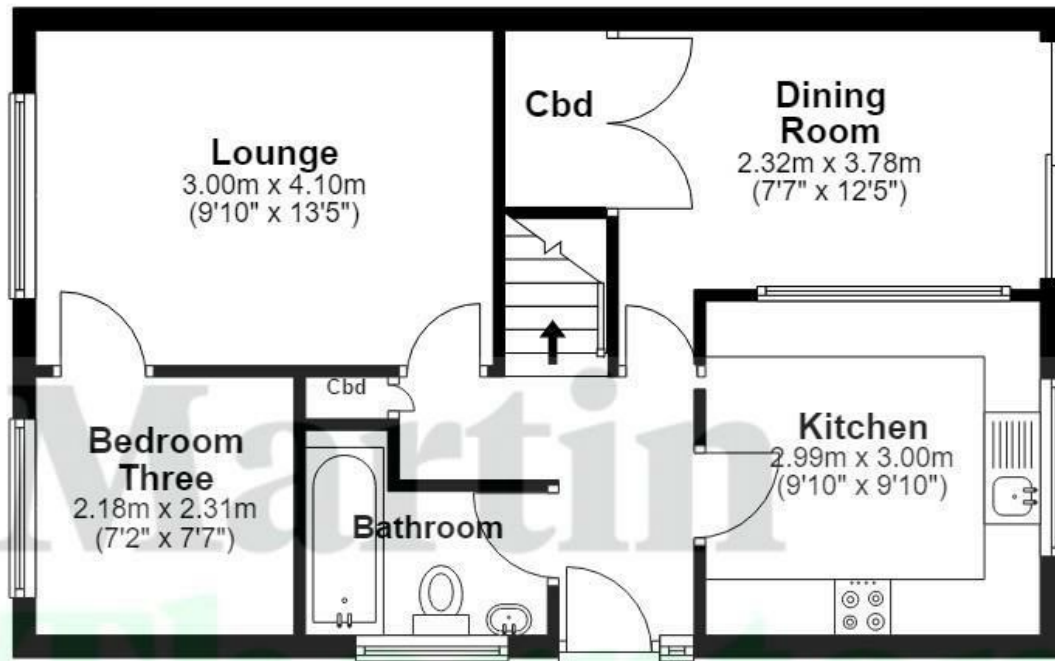
Banks Crescent, Golcar Huddersfield,

**Offers in the region of
£230,000**

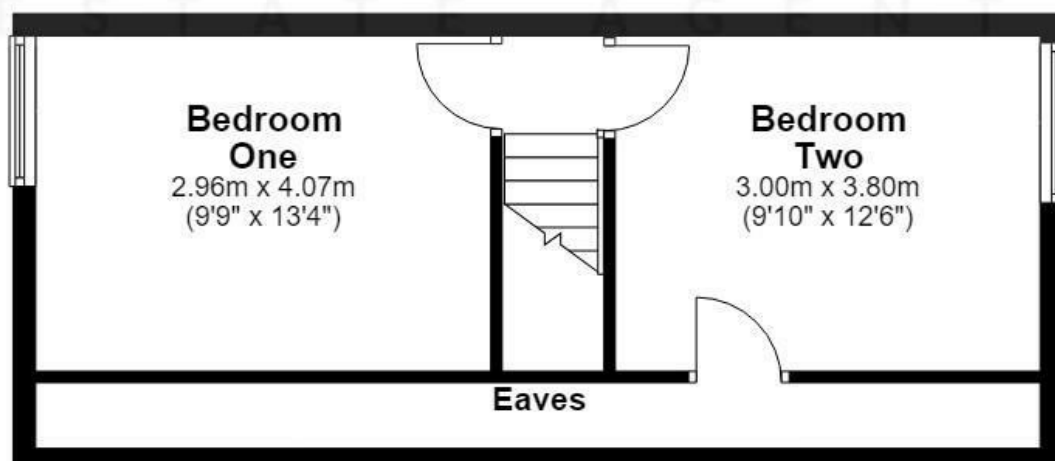
Located to the popular residential area of Golcar, within walking distance of Golcar village with its various amenities, is this three double bedroom semi-detached home. The property occupies a generously sized plot. The accommodation comprises an entrance hall, kitchen, house bathroom, dining room, lounge and downstairs bedroom. On the first floor, there are two double bedrooms. The property benefits from a gas-fired central heating system and is uPVC double-glazed. Externally, at the front of the property, a large sweeping driveway provides off-road parking for several vehicles. At the rear, there is a lovely enclosed patio garden, perfect for outdoor entertaining, enjoying a lovely south-easterly aspect. The detached single garage has an up-and-over door. There is a lovely summer house with lighting. This property may prove suitable for the expanding family buyer looking to access nearby recommended schooling, or a down-sizer looking for flexible property with a ground floor bedroom.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

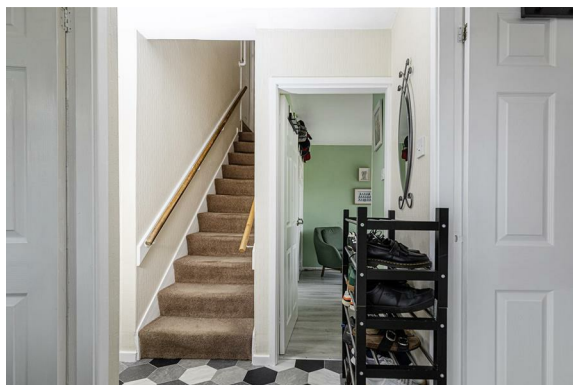
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Details



Entrance Hall

A uPVC door with a double-glazed panel gives access to the entrance hall, where there is a ceiling light point and hooks for coat storage. There is a radiator and a useful storage cupboard which has hanging hooks and houses the Veritas alarm system. From here, access can be gained to the following rooms:



Kitchen

The kitchen has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl stainless steel sink unit. Integrated appliances comprise an oven and a four-ring gas hob with overlying canopy style filter hood. There is space and plumbing for an automatic washing machine, space for a freestanding fridge freezer. Natural light comes from a uPVC double-glazed window to the rear elevation. The room has vinyl style flooring and a central ceiling light point. This room is home to the Baxi central heating boiler.



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House Bathroom

The bathroom has a white suite comprising a low-level WC, a pedestal hand basin with mixer tap and a panelled bath, with a Mira electric shower over. A uPVC double-glazed window allows natural light from the side elevation. The room has vinyl style flooring, appropriate tiling to the walls and a chrome ladder style heated towel rail.



Dining Room

This room has a uPVC double-glazed sliding patio door giving access to the rear garden. There is a central ceiling light point, a radiator and a useful fitted cupboard with hanging rails and shelving.



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Lounge

The lounge is positioned at the front of the property and has a large uPVC double-glazed window overlooking the front garden and beyond. There is coving to the ceiling, two wall light points, laminate style flooring and a radiator. The focal point of the room is a stone hearth with a timber mantel over. A timber door leads through to a downstairs bedroom.



Downstairs Bedroom

This room was once a dining area and could be used as such again if required. There is a continuation of the laminate flooring, coving to the ceiling and a ceiling light point. A uPVC double-glazed window allows natural light from the front elevation.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing.

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Bedroom One

This double bedroom has a lovely outlook from the front elevation via a uPVC double-glazed window. It has plenty of room for fitted or freestanding furniture, two ceiling light points and a radiator.



Bedroom Two

This double bedroom has a uPVC double-glazed window overlooking the rear garden and beyond. It has a central ceiling light point, a radiator and access to eaves storage.



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External Details

At the front of the property, there is a large tarmacked driveway leading to a single garage with an up-and-over door. The lovely lawned front garden has walled and fenced borders. The driveway continues around the side of the property and access can be gained to the rear via a timber gate. The rear garden has a flagged garden area, an outside water point and fenced borders. There is a lovely summer house with lighting and glazed windows to the front and side elevations. The rear garden has an easterly aspect .



Tenure

The vendor informs us that this property is Freehold

Banks Crescent, Golcar Huddersfield,

Directions

