

MARSH & MARSH PROPERTIES

12 Banks Road, Golcar, Huddersfield, HD7 4LX

£325,000



****ATTENTION ALL YOUNG/GROWING FAMILIES, PROFESSIONAL OR SEMI-RETIRED COUPLES**** A THREE DOUBLE BEDROOM detached family home in Golcar offers modern living with a stylish fitted dining kitchen and a useful utility room. Conveniently located within walking distance of highly regarded local schools and shops. Designed for both comfort and convenience, the property features a low maintenance enclosed rear garden, perfect for entertaining or relaxing. In brief, the ground floor comprises an entrance hall, cloakroom, lounge, dining kitchen, and utility room. Upstairs, the landing leads to three double bedrooms, including one with an en-suite, as well as a house bathroom. Externally, the front of the property offers a spacious driveway and garage, while the rear boasts a private, enclosed garden. An internal inspection is strongly advised.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE HALL

A composite front door opens into an entrance hall featuring wood-effect laminate flooring and a radiator.

CLOAKROOM

A well-appointed cloakroom with a low flush toilet, pedestal sink, and partially tiled walls. The space includes wood-effect laminate flooring, a radiator, extractor fan, and a UPVC window.

LIVING ROOM 4.7 x 4.3m (15'3 x 14'1)



A lounge finished with wood-effect laminate flooring, two radiators, and UPVC windows, offering a comfortable setting for relaxation.

DINING KITCHEN 4.7 x 5.8m (15'3 x 18'10)



A beautifully designed modern fitted kitchen featuring a one and a half bowl sink with a chrome mixer tap, splashback wall cladding, and a host of high-quality appliances, including a dishwasher, double oven, microwave, Bosch oven, induction hob with extractor fan, and a wine fridge. A central kitchen island with seating for three creates a perfect social hub. Additional features include wood-effect laminate flooring, ceiling spotlights, two radiators, two Velux windows (one with remote control), and bi-folding doors with integrated blinds that open out to the garden.

UTILITY 2.4 x 3.6m (7'10 x 11'9)

A practical and spacious utility room with fitted cabinets, one and a half bowl sink with chrome

mixer tap, plumbing for a washing machine, and fitted shelving. A stable door provides direct access to the bin store and side passageway. There is also an extractor fan and a UPVC window.



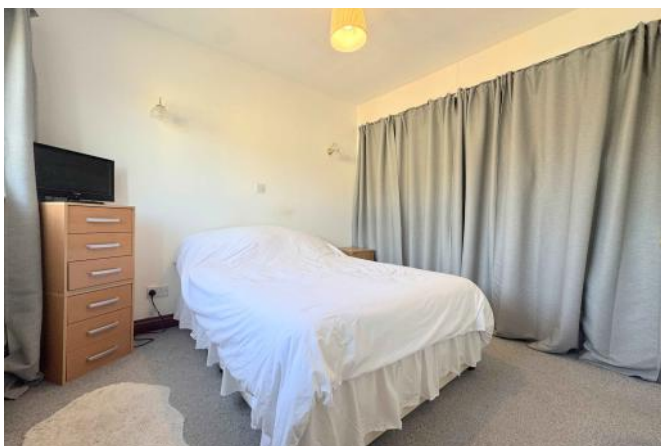
cubicle with a handheld shower, low flush toilet, and a pedestal sink. Tiled walls, a radiator, extractor fan, and UPVC window complete this space.



LANDING

The landing provides access to all bedrooms, bathroom, and a boarded loft offering additional storage space.

BEDROOM ONE 2.7 x 3.8m (8'9 x 12'3)



A double bedroom with a large wardrobe fitted with shelving, a radiator, and UPVC windows.

EN-SUITE

This three-piece en-suite includes a shower

BEDROOM TWO 2.7 x 3.8m (8'10 x 12'5)



A spacious double bedroom with fitted wardrobes, a radiator, and a UPVC window.

BEDROOM THREE 2.3 x 5.4m (7'8 x 17'8)

A generously sized double bedroom with under-eave storage, a useful cupboard with fitted shelves and lighting, radiator, and a UPVC window.



BATHROOM



A modern three-piece bathroom suite comprising a bathtub with handheld shower, low flush toilet,

and a pedestal sink. Finished with tiled walls, radiator, extractor fan, and a UPVC window.

EXTERNAL



To the rear is an enclosed garden featuring composite decking, artificial turf, and an outdoor socket, making this ideal for entertaining or relaxing. A side passageway provides convenient access to the utility room and bin store. At the front, there is a driveway with space for multiple vehicles.

GARAGE 2.7 x 3.8m (8'9 x 12'3)

A single garage with an up-and-over door, power, and light. This space also homes the combination boiler.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 123 sq. m / 1324 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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