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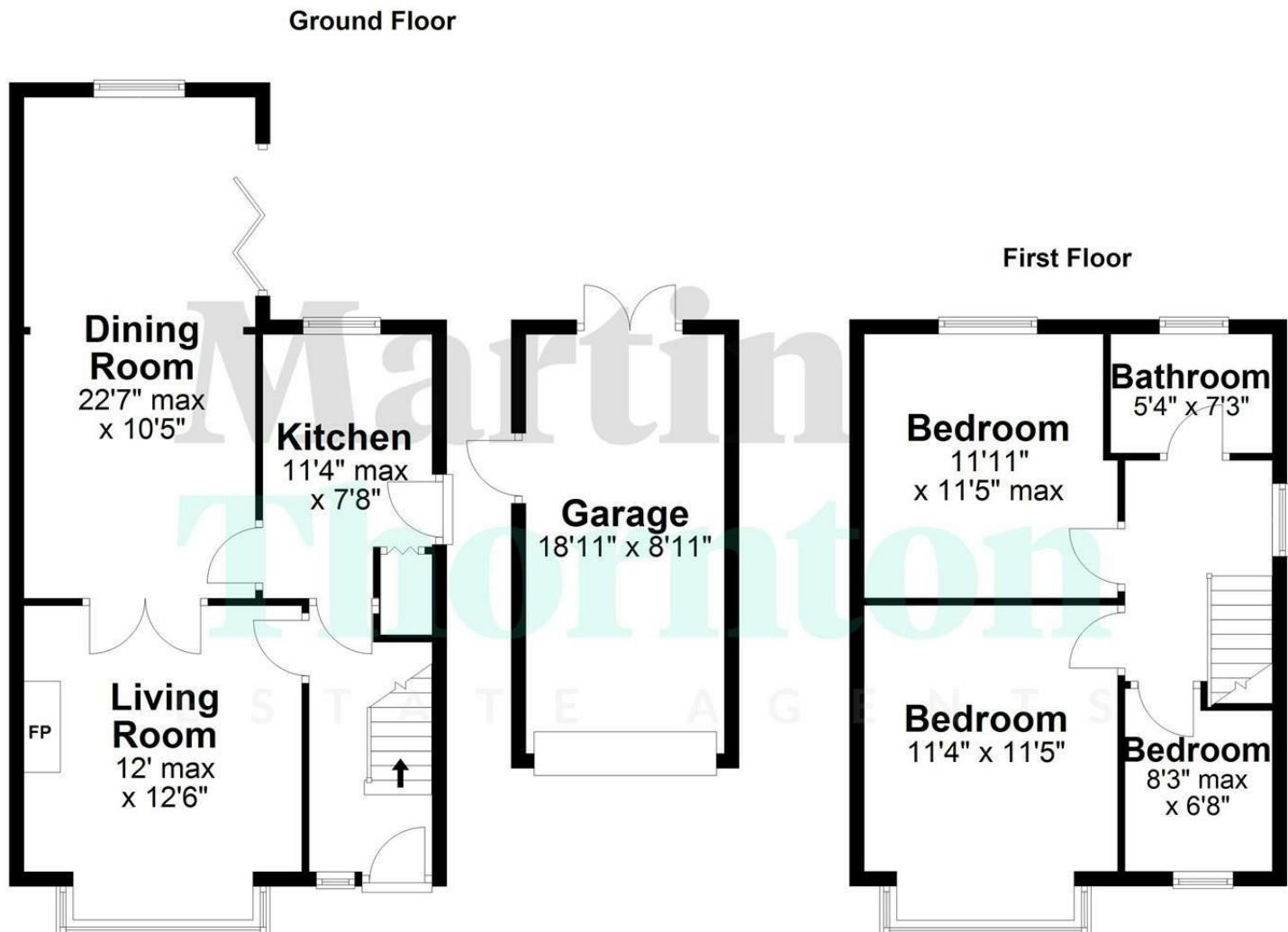
**Woodroyd, Golcar
Huddersfield,**

Offers over £300,000

This three-bedroom detached property is located within walking distance of Golcar Village with its various amenities. It is presented to a high standard throughout and may prove suitable to a professional couple, looking to access the nearby M62 motorway network, or the expanding family buyer, with recommended schooling nearby. The accommodation comprises a spacious entrance hall, kitchen, living room and dining/living area with bi-fold doors. On the first floor, there are three bedrooms and a house bathroom. The property benefits from a gas-fired central heating system, uPVC double-glazing and an ADT alarm system. Externally, there is a large tarmac driveway providing off-road parking and access to a detached single garage with power and light. There is a useful EV electric charging point. At the rear of the property, there is a flagged garden area, perfect for outdoor entertaining, and a further tiered lawned garden area.



Floorplan



Total area: approx. 1180.6 sq. feet
Woodroyd, Golcar, Huddersfield



Entrance Hall

A uPVC door with double-glazed inserts and a matching side panel opens to the entrance hall, where there are hanging hooks and room for shoe storage. There is an ADT alarm system, coving to the ceiling, a ceiling light point and a radiator. A staircase leads to the first floor landing and access can be gained to the following rooms:



Kitchen

The kitchen is positioned at the rear of the property and has a range of wall cupboards and base units, drawers, roll-edge worktops and an inset one-and-a-half bowl stainless steel sink unit. Integrated appliances include an oven and four-ring gas hob with an extractor fan. There is space for a dishwasher and plumbing for an automatic washing machine and a dryer. A uPVC double-glazed window is positioned to the rear elevation. The room has a useful under stairs storage cupboard, home to the electric fuse box, laminate style flooring, a ceiling light point and a radiator. A uPVC double-glazed door provides access to the side of the property and a timber and glazed door leads into the open-plan dining area.





Dining/Living Area

The spacious dining area has a continuation of the laminate style flooring, plenty of room for furniture, coving to the ceiling, two ceiling light points and two radiators. Natural light comes from three elevations via uPVC double-glazed windows and uPVC bi-fold doors, which lead out into the rear garden. Timber and glazed door give access to the living room.



Living Room

This reception room has a uPVC walk-in bay window, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a stone fireplace and hearth, home to a multi-fuel stove.

First Floor Landing

From the entrance hall, a staircase leads to the first floor landing, where there is a uPVC double-glazed window to the side elevation. There is coving to the ceiling, a ceiling light point and access to partially boarded loft space.

Bedroom One

This double bedroom is positioned at the front of the property and has a walk-in splayed bay window with uPVC glazing. It has feature panelling to one wall, plenty of space for furniture, a ceiling light point and a radiator.





Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There is plenty of space for furniture, a ceiling light point and a radiator.



Bedroom Three

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator.



Bathroom

The bathroom has a white suite comprising a panelled bath with a shower over, a pedestal wash hand basin and a low-level WC. There is laminate style flooring and a uPVC opaque window.





External Details

At the front of the property, there is a tarmacked double driveway providing off-road parking and a lawned area with mature shrubbery borders. A further lawned area has walled boundaries. A timber gates gives access around the side of the property via a flagged pathway. The rear garden has a flagged patio seating area, perfect for outdoor entertaining, and a pond. There is security lighting, a water point and steps leading up to a further lawned area with fenced and walled borders. There is an electric car charging point on the side of the house wall.



Garage

The detached garage has an up-and-over door, power and light.

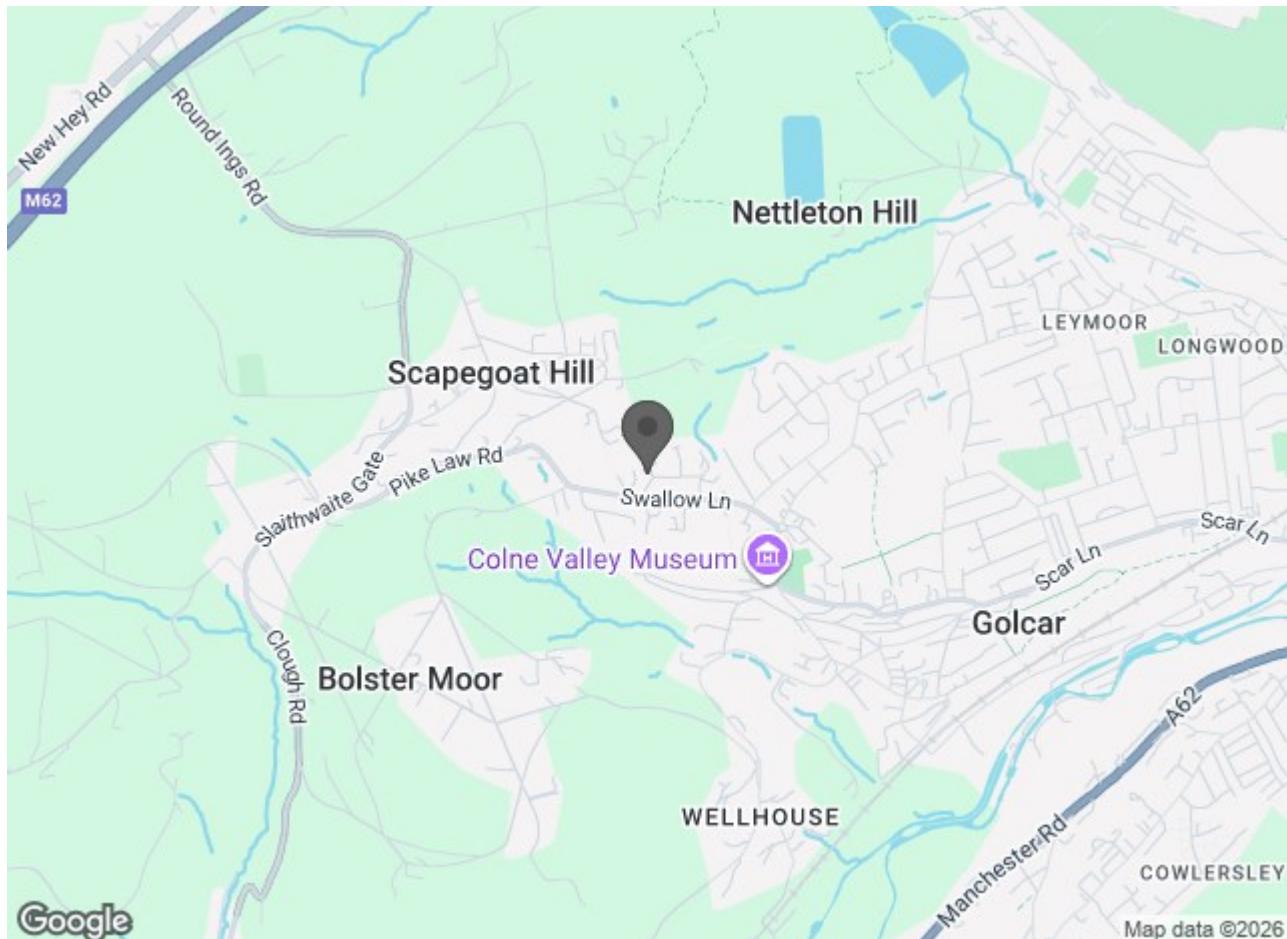
Tenure

The vendor informs us that the property is leasehold.

Woodroyd, Golcar Huddersfield,



Directions



**Martin
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ESTATE AGENTS

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