

BOULTONS

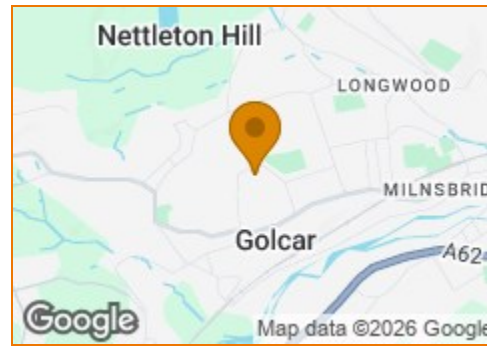
Terrain Map



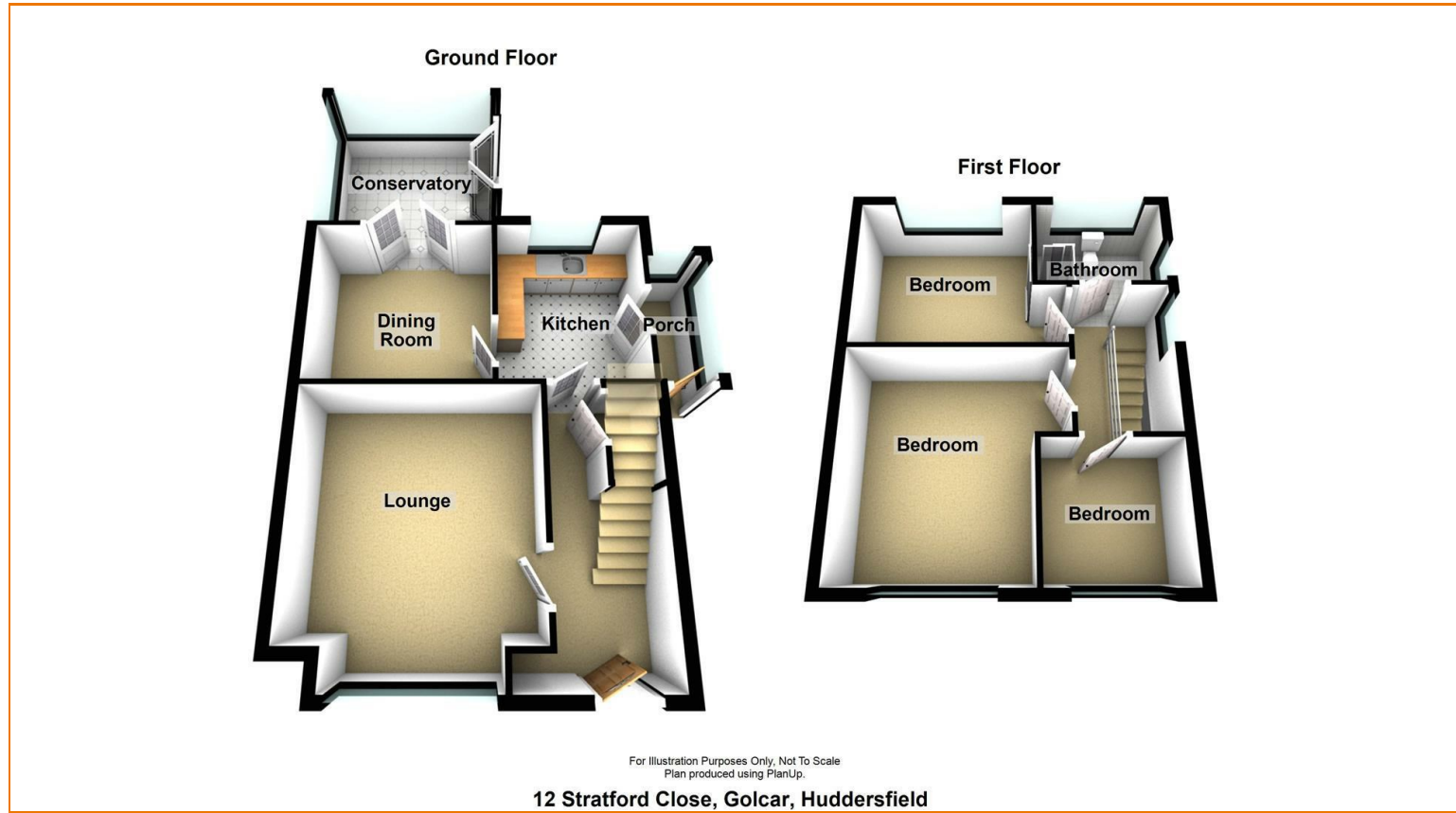
Hybrid Map



Terrain Map



Floor Plan



Stratford Close

Golcar, Huddersfield, HD7 4BU

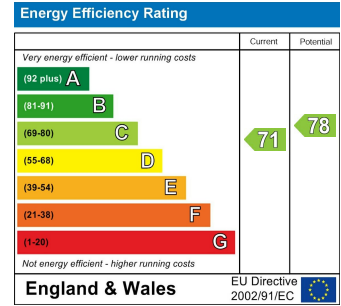
£285,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Stratford Close

Golcar, Huddersfield, HD7 4BU

£285,000



Well located in the charming and popular village of Golcar, is this beautifully-presented semi-detached house offering a delightful blend of comfort, space and modern living.

The property boasts two spacious reception rooms (lounge and dining/sitting room) plus a modern conservatory which makes the property perfect for both entertaining guests and enjoying family time. With the three bedrooms all enjoying fitted bedroom furniture there is no shortage of storage.

One of the standout features of this home is the lovely conservatory, which has been thoughtfully added to enhance the living space. Featuring modern fixtures and fittings in the key areas such as the kitchen and shower room the property is perfectly "move in ready" with an opportunity to put your own stamp on this wonderful home over time.

Offered with no upper vendor chain, this home presents a much easier opportunity for prospective buyers without the involvement of an onward purchase. The location is particularly appealing, situated in a much sought-after village that is rich in amenities, making daily life convenient and enjoyable.

The exterior of the property features a low-maintenance patio-style rear garden, ideal for those who prefer to spend less time on upkeep and more time enjoying their outdoor space. Additionally, the property includes a drive and garage, providing ample parking and storage options.

This semi-detached house is a perfect choice for families seeking a spacious and well-located home in Golcar. With its modern touches and inviting atmosphere, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 14'2" x 5'9"

Accessed via a composite double glazed front door and having a staircase rising to the first floor, cupboard unit concealing the Ideal combination boiler, central heating radiator and delft rack.

LOUNGE 14'2" max x 12'11" max

Enjoying good levels of natural light via the uPVC double glazed bay window positioned to the front elevation. The focal point for the room is an attractive coal effect gas fire within a marble style hearth and plinth. There is decorative coving and a central heating radiator.

KITCHEN 9'5" x 8'3"

Fitted with a range of wall and base units in a light oak design with working surfaces which incorporate a one and a half bowl stainless steel inset sink unit and drainer with a mixer tap, tiled splashbacks around the preparation areas. There is provision for a gas cooker, plumbing for a washing machine and space for a fridge and freezer. There is also a central heating radiator and a uPVC double glazed window positioned to the rear elevation. Internal doors lead through to the hallway and dining room and a uPVC double glazed side door leads to the utility porch at the side.

UTILITY PORCH 7'10" x 2'10"

uPVC double glazed in construction with base cupboard storage, worktop and provision for a drier. An exterior uPVC double glazed door leads to the exterior of the property via a short flight of steps.

DINING/SITTING ROOM 9'4" x 10'5"

This versatile reception room is in good decorative order, in keeping with the rest of the house, and has uPVC double glazed French doors leading into the conservatory, a central heating radiator and decorative coving..

CONSERVATORY 8'9" x 7'9"

Part wall and uPVC double glazed in construction with a laminate floor covering, central heating radiator and uPVC double glazed French doors leading to steps down to the patio garden.

FIRST FLOOR

BEDROOM 1 12'1" x 8'7" to robe

These measurements are plus the entrance. This master bedroom has a range of fitted bedroom furniture including triple, mirror fronted floor to ceiling robes providing a range of hanging and shelving plus dresser drawers and additional cupboard storage. Central heating radiator and a uPVC double glazed window positioned to the front elevation.

BEDROOM 2 9'4" x 9'3" to the robes

Another generous double bedroom with a uPVC double glazed window to the rear elevation and a central heating radiator. The bedroom furniture comprises a triple door fronted floor to ceiling robes with centrally positioned mirrored door with a range of hanging and shelving. Three is further useful cupboard storage over the doorway decorative coving.

BEDROOM 3 8'4" max x 8'0" max

This single bedroom enjoys fitted cupboards and

wardrobes including a double and single robe along with over-bed cupboard storage, central heating radiator and a uPVC double glazed window positioned to the front elevation.

SHOWER ROOM 7'8" x 5'5"

Fitted with a modern three piece suite comprising vanity hand wash basin, low flush wc and walk-in shower cubicle. There are complementary tiled walls, a heated towel rail, medicine cupboard, fitted mirror and two uPVC double glazed windows with privacy glass inset positioned to the rear and side elevations.

LANDING

Allowing access to all the first floor rooms.

OUTSIDE

There is an established, well stocked garden to the front with evergreens and steps up to the front door. There is a long tarmac driveway providing ample off road parking and leading to a detached single garage. To the rear is a low maintenance, predominantly flagged garden with established boundaries, a greenhouse and a short flight of steps up to the conservatory.

COUNCIL TAX

TENURE

We believe that the property is a freehold arrangement albeit requiring a first registration alongside this conveyance, having been in one family ownership from new.

