Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



Swallow Lane, Golcar
Huddersfield,

£184,995

VIEWINGS 7 DAYS A WEEK, OFFERED WITH NO UPPER CHAIN!
This spacious three-bedroom terraced property is situated close to the popular Golcar Village, which offers a range of local amenities, and provides approximately 1,900 sq ft of accommodation. The property may prove particularly well suited to first-time buyers or professional couples seeking convenient access to the nearby motorway networks.

The accommodation briefly comprises a rear entrance hall, conservatory, dining room, living room and kitchen. To the first floor are three bedrooms and a bathroom, whilst the second floor provides an additional attic room, landing and cloakroom/WC. The property also benefits from a useful basement, providing valuable additional storage space.

The property is predominantly uPVC double glazed and benefits from a gas-fired central heating system.

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Externally, there is a low-maintenance patio area to the front, whilst to the rear is a fenced and walled garden, also designed for ease of maintenance. The rear garden enjoys a southerly aspect and attractive views towards Castle Hill.

The property is offered for sale with the benefit of no upper chain.

Swallow Lane, Golcar
Huddersfield,

Floorplan



Cellar
Floor area 17.3 sq.m. (186 sq.ft.)

Ground Floor
Floor area 69.3 sq.m. (746 sq.ft.)

First Floor
Floor area 58.0 sq.m. (625 sq.ft.)

Second Floor
Floor area 27.9 sq.m. (300 sq.ft.)

Total floor area: 172.5 sq.m. (1,857 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

Kitchen
A uPVC door with a double-glazed insert opens to the kitchen area where there is a range of wall and base cupboards, drawers, roll-edge worktops and tiled effect splashbacks. Integrated appliances include a double oven, four-ring has hob with overlying extractor hood and dishwasher. There is a composite one-and-a-half bowl sink unit with twin taps and plumbing for an automatic washing machine. Natural light is via a uPVC double-glazed window overlooking the front elevation. The room has tiled effect flooring, three ceiling light points and a radiator. Access can be gained to the following rooms:



Living Room
A timber door with a glazed insert opens to the living room, which has oak style laminate flooring, exposed beams to the ceiling and a dado rail. The focal point of the room is a stone fire surround and hearth with an inset gas fire. There is a ceiling light point, two wall light points and exposed stonework to the chimney breast. A sliding patio door provides access to the additional living area. A timber and glazed door leads to the rear entrance porch.



Rear Entrance Porch
The porch has fitted shelving and plenty of hanging hooks. There is a ceiling light point and a uPVC double-glazed door leads out into the rear garden.

Dining Room
From the living room, patio doors give access to the dining room where there is a ceiling light point and a radiator. This room could be used as a home office space. From here, a timber door leads to the conservatory.

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Details

Conservatory
This room enjoys natural light from three elevations via uPVC glazing and French doors leading out to the rear garden. There is a tiled effect floor, a radiator, power points and a ceiling light fan.

First Floor Landing
From the kitchen, the staircase leads up to the first floor landing which has an arched uPVC double-glazed window overlooking the front elevation. There is a ceiling light point and a radiator.

Bedroom One
This double bedroom is situated at the rear of the property and enjoys natural light via two uPVC double-glazed windows with an exposed stone mullion. This room has lots of space for furniture, a ceiling light point and a radiator.

Bedroom Two
This double bedroom is situated at the rear of the property and enjoys natural light via a large uPVC double-glazed window. It has fitted storage cupboards, a ceiling light point and a radiator. Access can be gained to the loft space.

Bedroom Three
This double bedroom is situated at the front of the property and enjoys natural light via three uPVC double-glazed windows. This room has lots of space for furniture, wall light points and a radiator.

Bathroom
The white suite comprises a panelled bath with twin taps, a pedestal hand basin with twin taps and a low-level WC. There is a corner shower cubicle housing a mains fed shower. The room has oak style laminate flooring, tiling to the walls, ceiling downlights, an extractor fan and a ladder style heated towel rail.

Second Floor Landing
From the first floor landing, steps lead up to the second floor landing where there are two Velux windows, two ceiling light points and a radiator. Access can be gained to under eaves storage.

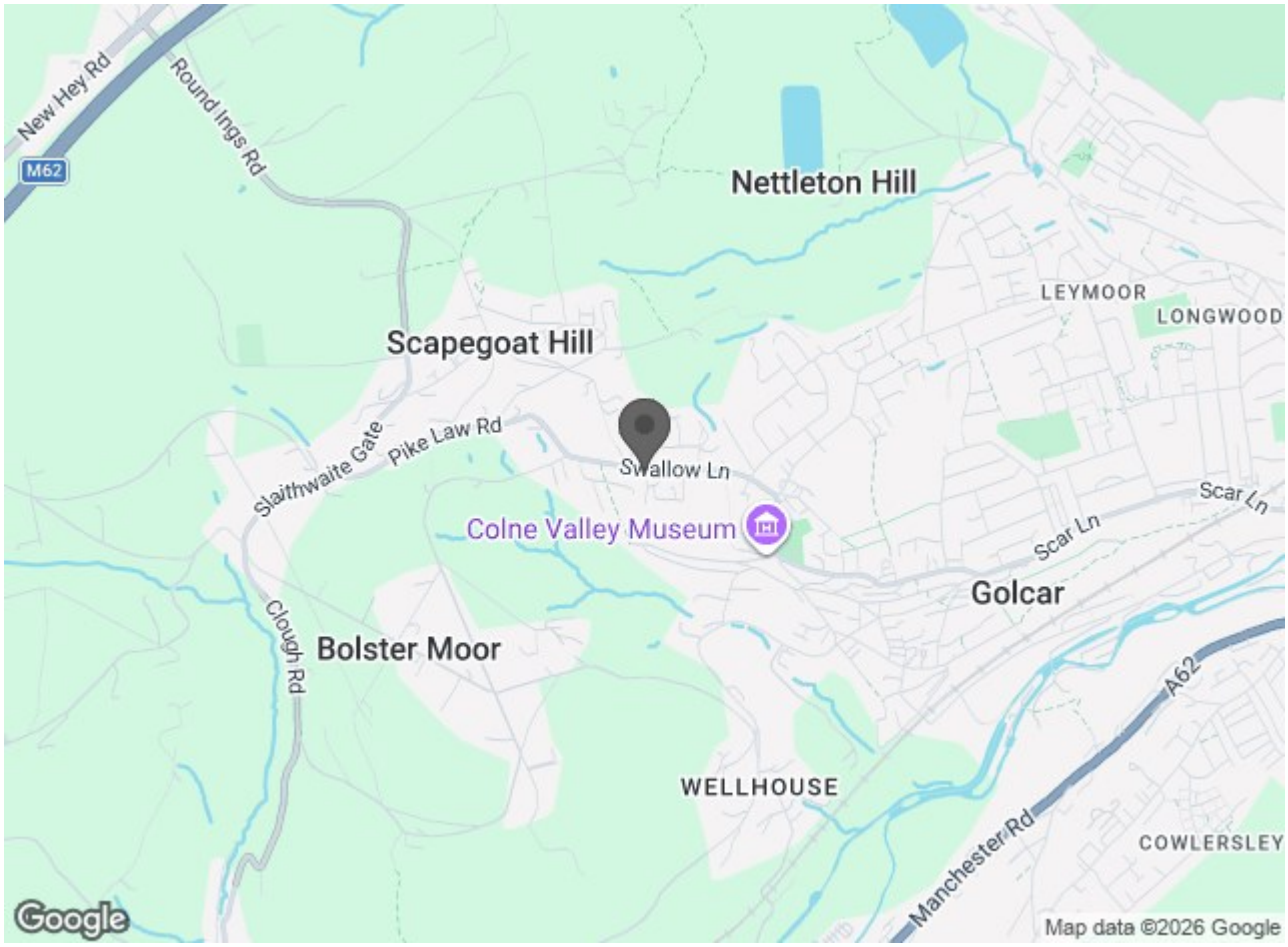
Cloakroom WC
The cloakroom has a white suite comprising a wall hung hand basin with twin taps and tiled effect splashback and a low-level WC. There is a ceiling light point.

Attic Room
This room enjoys natural light via two Velux windows to the front and rear elevations. It is particularly spacious with room for plenty of furniture. There is a ceiling light point, a radiator and access to under eaves storage. It would make a perfect teenager's room or work from home office.

External Details
At the front of the property is a low-maintenance walled patio with room for garden furniture and bin storage. At the rear is a walled low-maintenance garden area with wrought iron fencing enjoying a southerly aspect.

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Directions



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