

BOULTONS

Terrain Map



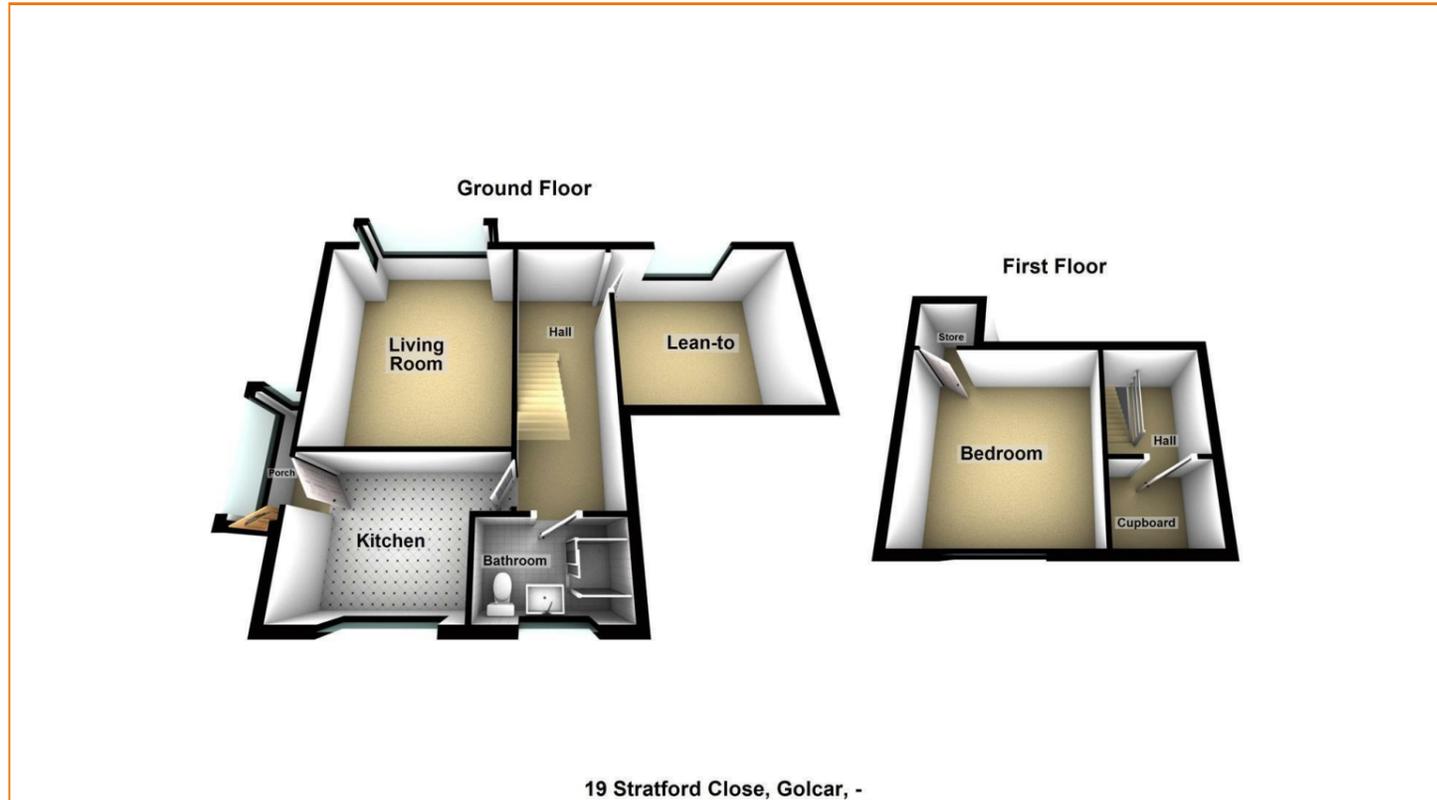
Hybrid Map



Terrain Map



Floor Plan



Stratford Close

Golcar, Huddersfield, HD7 4BU

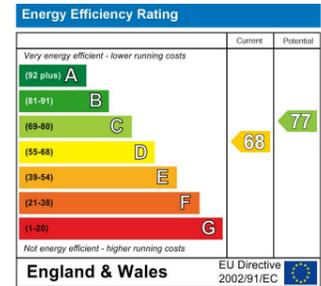
Offers Around £175,000



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

Offers Around £175,000

We understand that the property is a freehold arrangement.

BEDROOM 1

12'5" x 11'9" max, 9'10" to the robe

With a uPVC double glazed dormer window positioned to the rear roof slope, generous eaves storage to the front, central heating radiator. The fitted furniture comprises floor to ceiling sliding door robes.

BOILER/BOX ROOM

6'2" x 4'11"

Housing the Viesman double combination boiler.

LANDING

6'10" x 9'2"

Including the staircase, with a loft hatch allowing access to the small roof void (not inspected at the time of the appraisal). Possibility of creating a front dormer section, subject to works and consents.

OUTSIDE

A well proportioned, lawn front garden with good distance from the public pathway. There is access to the front door and a driveway to the side providing ample off road parking and which leads to a detached, single concrete sectional garage (possibly with cement/asbestos roof - details of safe removal can be found on the HSE website).

The rear garden is predominantly lawned and level and, in keeping with the general nature of the plot, is well proportioned and offers good potential.

COUNCIL TAX. BAND C

TENURE



An exciting opportunity for builders, speculators or owner occupiers alike.

The current layout features two bedrooms (one ground floor and one first floor) a modern shower room, spacious lounge and kitchen. Ripe for rejuvenation and remodelling, allowing you to create a home tailored to your vision ready for personal occupancy or re-sale once improved.

The bungalow is a semi-dormer arrangement which could be further enhanced with thoughtful renovations such as the use of additional dormers to the front elevation (subject to planning). There are gardens a driveway and a garage, ensuring ample parking, storage and recreation space.

Situated in a sought-after village location, conveniently close to local amenities, regarded schooling, the surrounding countryside and is within easy reach of the M62 motorway network. Whether you are looking to invest in a winter project or seeking a new home to make your own, this bungalow offers a promising canvas.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

17'0" x 5'10"

Accessed via a traditional front door, this generously proportioned and welcoming reception hall has a staircase rising to the first floor and cupboard storage beneath, central heating radiator.

LOUNGE

16'4" max, 13'9" ave x 11'5"

A good sized room with a uPVC double glazed window positioned to the front elevation, central heating radiator.

The focal point for the room is a decorative feature fireplace within a traditional surround and marble back and plinth.

BEDROOM 2/DINING ROOM

11'5" x 11'1"

With a uPVC double glazed window positioned to the front elevation and a central heating radiator. This versatile room is suitable for a number of uses, subject to occupier's needs.

KITCHEN

9'6" x 8'6"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a stainless steel inset sink unit and mixer tap along with a four ring gas hob. The kitchen is further equipped with plumbing for a washing machine and an oven, part tiled splashbacks surround the preparation areas. Positioned to the rear elevation is a uPVC double glazed window and a single glazed door leads out to the porch at the side.

PORCH

6'2" x 2'11"

Positioned at the side of the property, timber framed and single glazed in construction with a uPVC double glazed door leading to the exterior of the property.

SHOWER ROOM

7'10" x 5'2"

Fitted with a double walk-in wet room style shower, pedestal hand wash basin and a low flush wc. There is also a central heating radiator, aqua-board style splashbacks and a uPVC double glazed window with privacy glass inset - CHECK

FIRST FLOOR