



**32 Pastures Way, Huddersfield, HD7 4QG**

**Offers Over £225,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom end terrace in this quiet cul-de-sac in the popular area of Golcar, Huddersfield. Accommodation comprises; Entrance hallway, lounge and dining kitchen. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear. Off road private parking for two cars where EV electric car charging points could be installed. The property benefits from Upvc double glazing and gas central heating with a new boiler installed in November 2025. Close to amenities, transport links and access to the M62 motorway network. Also not far from rural walks and canal pathways. Presented to a high standard. Viewing essential.

## Ground Floor

### Entrance Hallway



Double glazed door and Upvc double glazed window to front. Laminate floor, coving to ceiling, radiator and telephone point. Understairs storage housing the fusebox, staircase access to first floor and doors to dining kitchen and lounge;

### Lounge 11'7" x 14'9" (3.55 x 4.5)



Two radiators, laminate floor, Upvc double glazed window and Upvc double glazed sliding patio doors to rear with a private south facing garden. T.v. point, living flame gas fire with decorative fireplace and coving to ceiling.

### Dining Kitchen 7'10" x 11'11" (2.4 x 3.65)



Having a range of wall and base units with solid wood worktop and tiled splashback. Ceramic one and a half sink and drainer, electric oven, four ring gas hob with extractor hood above. Integrated washing machine, integrated dishwasher and 'Ideal' condensing combi boiler which is still under manufacturers guarantee. Tiled floor, radiator and Upvc double glazed window to front. Mobile room stat, spotlights, stop tap and space for fridge/freezer.

## First Floor

### Landing

Loft hatch (loft is part boarded and has light) and doors to bathroom and bedrooms;

### Bedroom One 11'1" max x 14'9" max (3.4 max x 4.5 max)



Double bedroom with two radiators, two Upvc double glazed windows to front, fitted wardrobes and fitted wardrobes/cupboards over the stairs.

### Bedroom Two 8'10" x 9'2" (2.7 x 2.8)



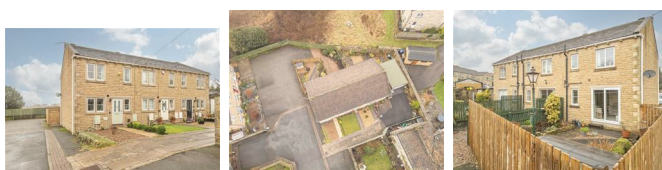
Double bedroom with radiator, fitted wardrobes and Upvc double glazed window to rear.

### Bathroom 5'6" x 9'2" (1.7 x 2.8)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and mains shower. Part tiled walls, chrome heated towel radiator, extractor fan and Upvc obscure double glazed window to rear.

## External



Pebbled garden to front and external light. To the rear is a south facing patio and pebbled garden with raised bed with bushes and shrubbery. Garden storage shed.

## Parking

Off road parking for two cars

## Tenure

We have been advised by the vendor that the property is freehold.

## Water

Water rates

## Energy Rating

C

## **Council Tax Band**

B

## **Viewings**

Strictly by appointment. Contact Dawson Estates.

## **Property to Sell?**

Call for a FREE, no obligation valuation.

## **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

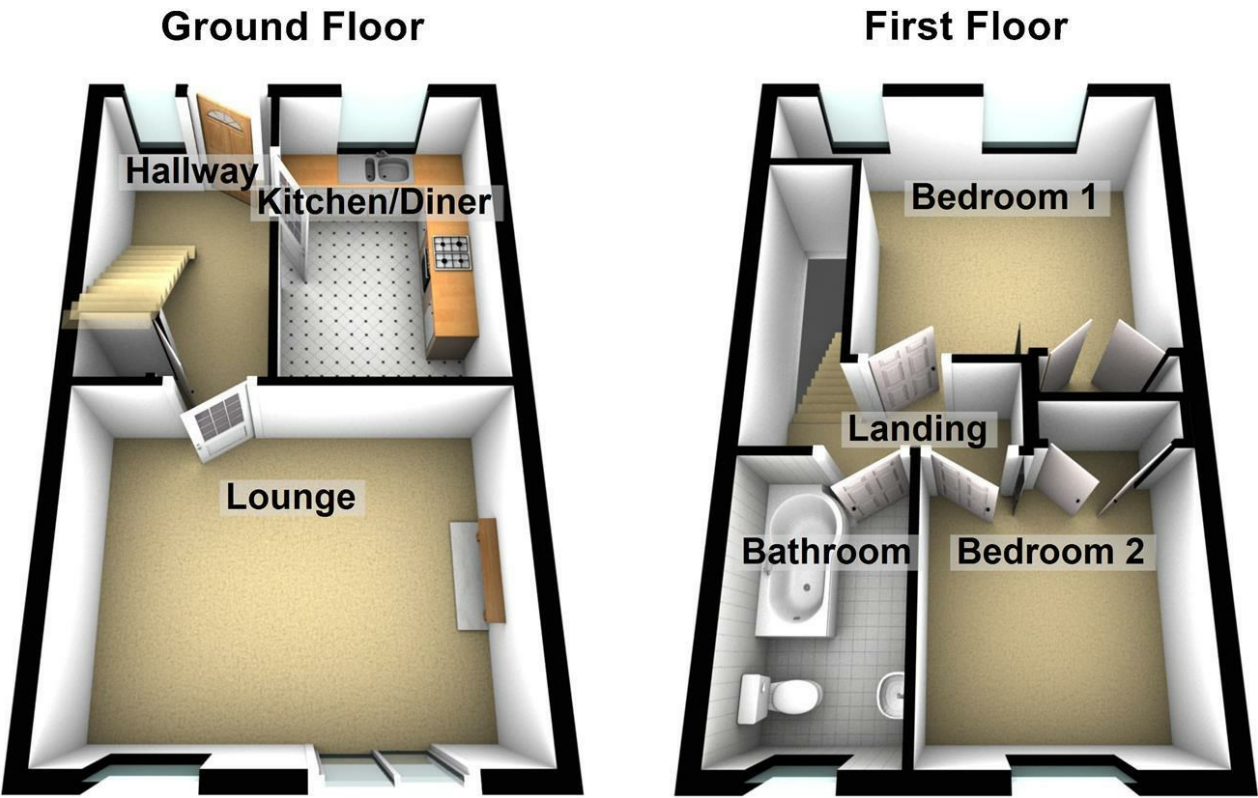
## **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

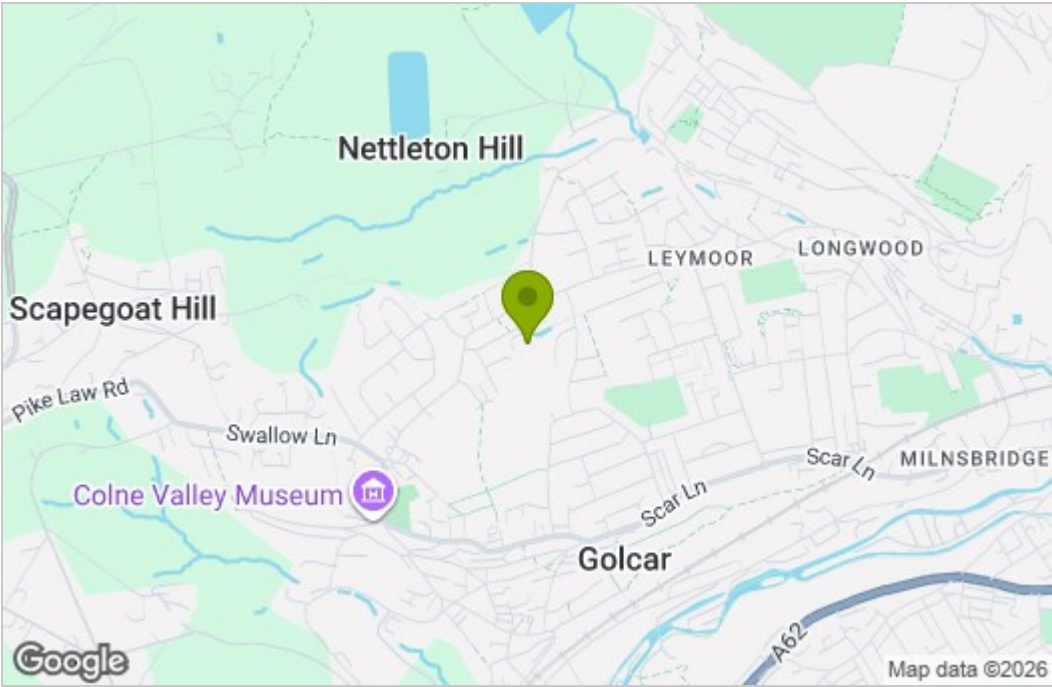
## **Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

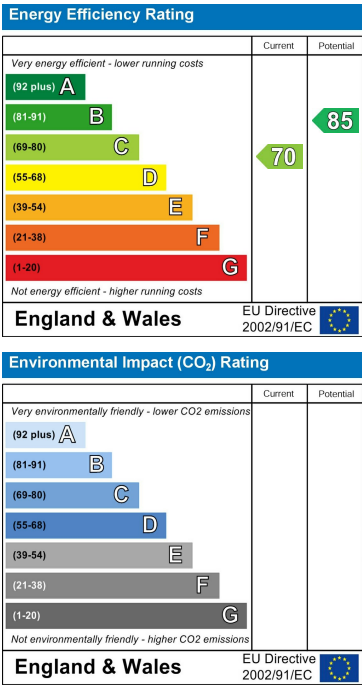
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.