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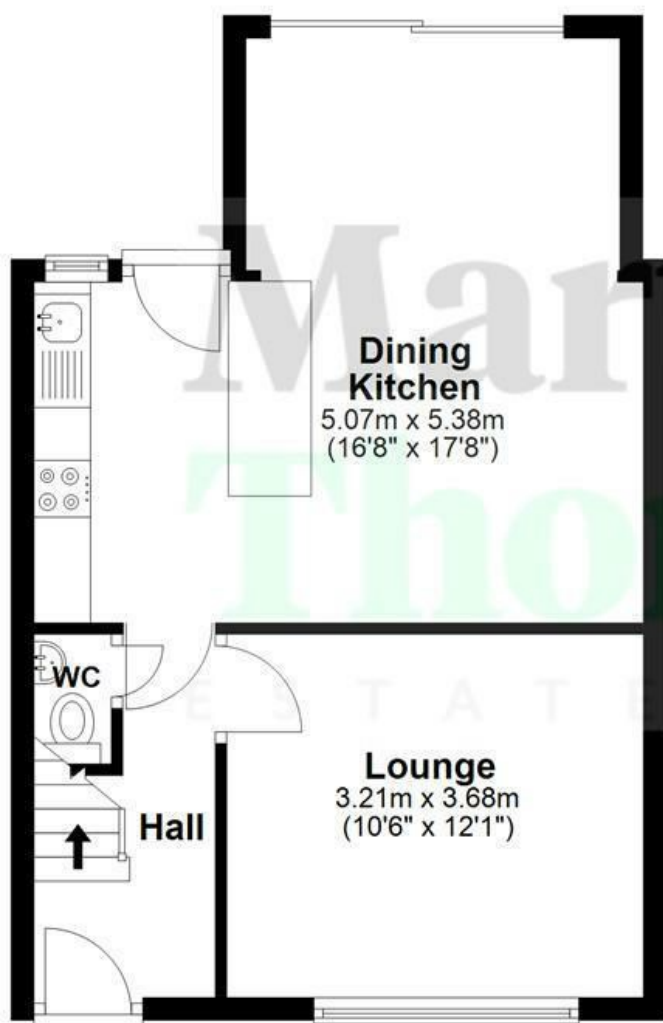
**Banks Avenue, Golcar  
Huddersfield,**

**£210,000**

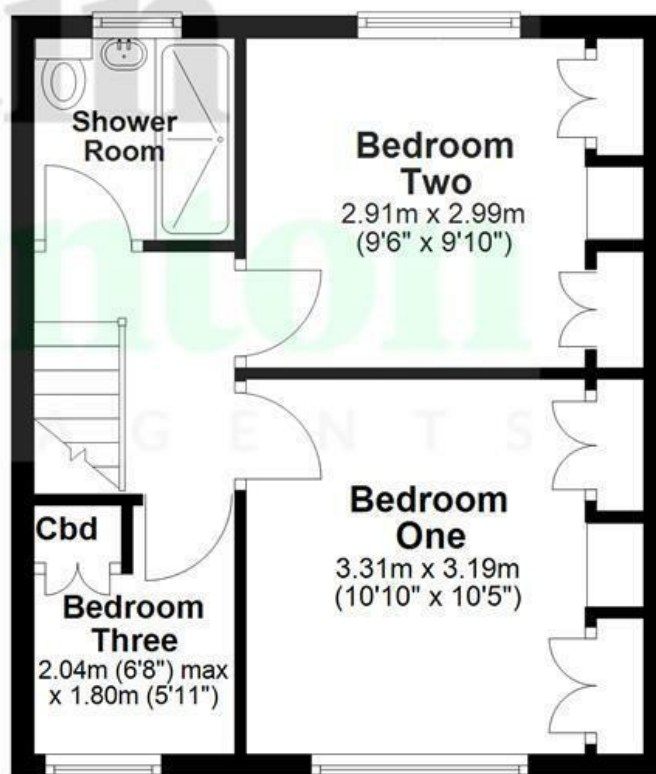
Located to a lovely cul-de-sac position is this 3 bedroom terraced property. The property is conveniently situated within walking distance of nearby Golcar village with its various amenities and only a short ride away from the M62 motorway networks. The property comprises, entrance hall, understairs WC, living room, kitchen/diner, to the first floor, three bedrooms and a stylish house bathroom. To the front of the property there is a low maintenance garden and to the rear there is a fenced garden with patio seating area and an external store room with power and light. There is a detached garage with an up and over door a short walk away from the property. The property has a gas fired central heating system and is predominantly uPVC double glazed



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# **Banks Avenue, Golcar Huddersfield,**

## **Details**



### **Entrance Hallway**

#### **Entrance Hallway**

A uPVC door with a decorative glazed panel and matching overlight opens to the entrance hallway. This has laminate style flooring, coving to the ceiling, a ceiling rose, a ceiling light point and a radiator. A staircase gives access to the first floor landing and has a useful under stairs WC.

### **WC**

This room has a continuation of the laminate style flooring, a wall-mounted hand basin with a mixer tap and a low-level WC. There is an extractor fan, a ceiling light point and a useful storage cupboard, housing the electric fuse box.



### **Living room**

From the entrance hall, a timber door gives access to the living room. This reception room is positioned at the front of the property and has a large uPVC window. There is coving to the ceiling, a ceiling rose, a ceiling light point, two wall lights points and a radiator. The laminate flooring is continued in this room.





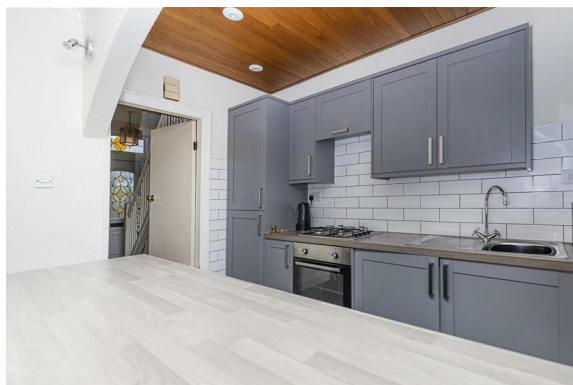
# Banks Avenue, Golcar Huddersfield,

## Details



### Kitchen diner

This open-plan room is positioned at the rear of the property. The kitchen area has a range of modern wall and base cupboards, drawers, roll-edge worktops extending to form a breakfast bar, brick style tiled splashbacks and a stainless steel sink. Integrated appliances include an oven, four-ring gas hob, overlying extractor hood, washer and dryer, and fridge freezer. There are spotlights to the ceiling, a continuation of the laminate flooring, along with a uPVC window and a uPVC door with a decorative panel providing access to the rear garden. The dining area has plenty of space for a table, coving to the ceiling, a ceiling rose and four ceiling light points. The focal point of the room is a marble fire surround and hearth, home to an electric fire. A sliding patio door gives access to the rear garden.



### First floor landing

From the entrance hallway, a staircase gives access to the first floor landing, where there is a ceiling light point, access to loft space and access to the following rooms

### Bedroom one

This double bedroom is positioned at the front of the property and has pleasant outlook via a large uPVC window. There are fitted wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.



# Banks Avenue, Golcar Huddersfield,

## Details



### Bedroom two

This double bedroom is positioned at the rear of the property and has a uPVC window. There are fitted wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.



### Bedroom three

This room is positioned at the front of the property with a similar outlook to that of bedroom one via a uPVC window. It has a useful storage cupboard over the bulkhead, a wall light point and a radiator.



# Banks Avenue, Golcar Huddersfield,

## Details



### House bathroom

The modern white suite comprises a walk-in shower with a glazed screen, home to a Mira electric shower, a vanity wash hand basin and a low-level WC. The floor is tiled with contrasting appropriate tiling to the walls. There is a decorative window to the rear elevation, an illuminated mirror, ceiling downlighting and a chrome ladder style heated towel rail.



### External details

At the front of the property, there is a wrought iron access gate leading to a flagged path which runs up to the front door. The flagged garden area has mature shrubbery borders. At the rear, there is a fenced garden with a patio, perfect for outdoor entertaining, and a lawn with mature shrubbery borders. An external storeroom has power which was once used by the current owners as a washroom.



### Garage

There is also a detached garage a short walk away from the property.

### Tenure

The vendor informs us that this property is Freehold.

**Banks Avenue, Golcar**  
**Huddersfield,**  
Directions

