

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



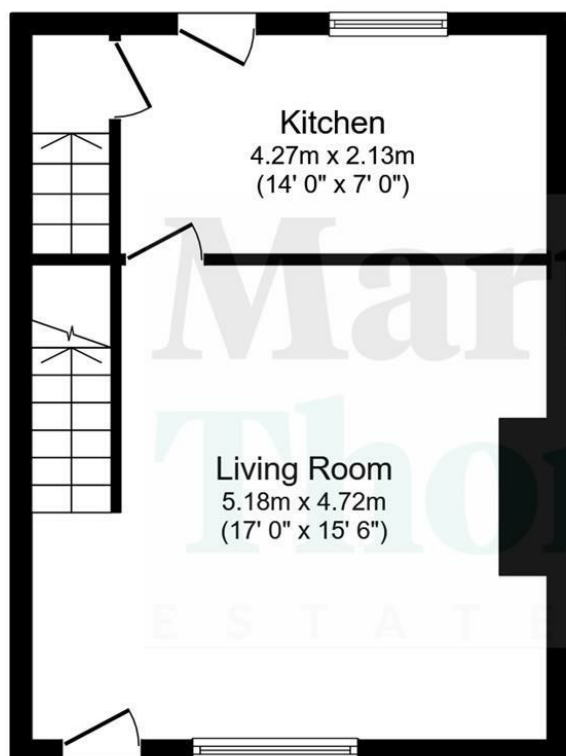
## Swallow Lane, Golcar Huddersfield,

Offers in the region of  
**£240,000**

Located a short distance from the centre of this popular village is this three-bedroom stone built end of terraced property, with a driveway to the side and a rear garden with a south-westerly aspect. It would make an ideal commuting base, with ease of access to the M62 motorway network. The light and bright interior is presented to a high standard throughout. The accommodation comprises a large living room with exposed stonework, beams and a multi-fuel stove; kitchen and vaulted keeping cellar. On the first floor are three bedrooms and a house bathroom. The property has a gas-fired central heating system and predominantly uPVC double-glazing. Externally, the rear garden enjoys the afternoon sun and has seating areas. There is a driveway and a timber shed.

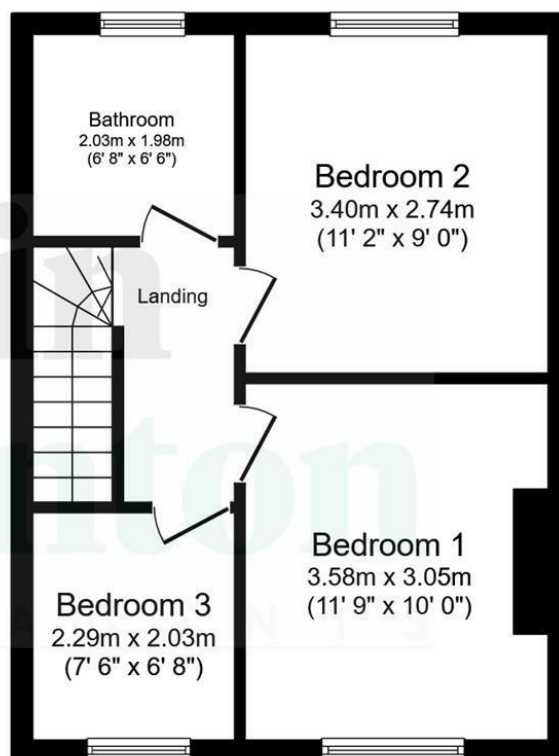
Swallow Lane, Golcar  
Huddersfield,

Floorplan



Ground Floor

Floor area 36.7 sq.m. (395 sq.ft.)



First Floor

Floor area 36.7 sq.m. (395 sq.ft.)

Total floor area: 73.4 sq.m. (790 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](http://www.Propertybox.io)

# Swallow Lane, Golcar Huddersfield,

## Details



### Entrance

A composite external entrance door with opaque glazed panels gives access into the living room.

### Living Room

This room is spacious and characterful, maximising natural lighting via large uPVC windows to the front elevation. It has timber floorboards throughout, with stone flags at the entrance. The focal point of the room is a floor-to-ceiling fireplace, home to a glazed door, multi-fuel stove on a stone hearth. There is exposed stonework to the alcoves and exposed beams, with plenty of space for furniture. The room has two radiators and a neutral colour pallet. A spindle staircase rises to the first floor accommodation and a timber and glazed door gives access to the kitchen.



### Kitchen

The kitchen is positioned at the rear of the property, which has a south-westerly aspect, being particularly light and bright. There are wall cupboards, base units with worktops and a stainless steel sink. There is space for a freestanding gas cooker, above which is a canopy style filter hood, and space for further freestanding appliances. The room could accommodate a small bistro style folding table. There is grey laminate flooring, a uPVC window and a radiator. Concealed is the boiler for the central heating system. An external composite door with opaque glazed panels gives access to the rear of the property. Steps lead down to the vaulted cellar.



### Cellar

The good-sized cellar has plumbing for an automatic washer and space for further kitchen appliances, such as a freezer or tumble dryer, etc.

# Swallow Lane, Golcar Huddersfield,

## Details



### First Floor Landing

From the living room, the spindle staircase rises to the first floor landing. There is a useful, shelved storage cupboard, perfect for toiletries and towels, etc. A drop-down ladder gives access to the partly boarded loft area. Of particular note on this floor are the stripped timber doors.

### Bedroom One

This large double bedroom is positioned at the rear of the property and is particularly light and bright, with a south-westerly aspect. It has three uPVC windows with mullions, a high level exposed beam, plenty of space for furniture and a radiator.



### Bedroom Two

This large double bedroom is positioned at the front of the property and buyers may decide to use it as the master bedroom. It has a decorative fireplace to the chimney breast, uPVC windows, a high level exposed beam, plenty of space for furniture and a radiator.



# Swallow Lane, Golcar Huddersfield,

## Details



### Bedroom Three

This single bedroom is positioned at the front of the property and also has a high level exposed beam. It has a uPVC window and a radiator.



### House Bathroom

The good-sized bathroom has a white three-piece suite comprising a roll-top bath with centrally positioned taps, incorporating a hand held shower attachment and a waterfall style shower fitting, curtain and rail; a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, tiling to the floor, an opaque rear uPVC window, an extractor fan and an upright chrome ladder style radiator.



# Swallow Lane, Golcar Huddersfield,

## Details



### External Details

In front of the property, there is a perimeter wall with stone gateposts leading to a pathway. On the right-hand side of the path, there is a garden with mature shrubbery and a side driveway. The rear garden can be a real sun trap, enjoying a south-westerly aspect. A composite door in the kitchen leads onto a timber decked area with steps down to the garden, where there is a level lawn, flower beds and borders, a gravel area and a seating area in one corner. At the side of the property, there is a timber shed, along with storage beneath the decked area. There is an external water point.



### Tenure

The vendor informs us that this property is Freehold.

# Swallow Lane, Golcar Huddersfield,

Directions

