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Potters Walk, Golcar Huddersfield, Yorkshire

Offers over £300,000

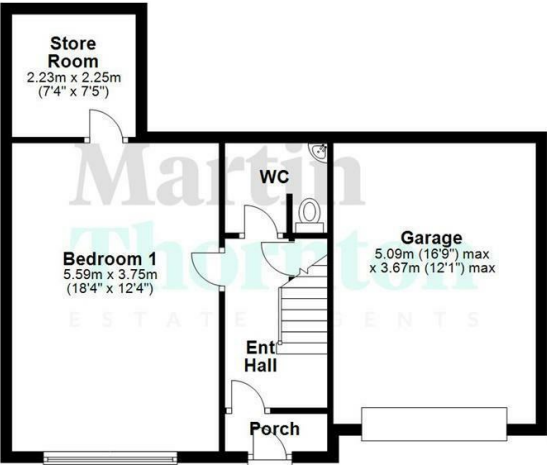
Set to this little known cul-de-sac of only five individual, architect designed, properties is this well-appointed, stone built, mews style house. The property offers flexible accommodation over three floors and may well prove suitable for the professional couple looking to access nearby local amenities, including Slaithwaite centre with its railway links to Manchester and Leeds, along with the M62 motorway network serving Manchester and Leeds respectively. Internally, the property briefly comprises; an entrance lobby into an entrance hall, cloakroom WC and bedroom one with dressing room (potential en suite). The ground floor accommodation would be ideal as a separate granny flat or teenage annex if required. To the first floor is the dining kitchen, lounge which boasts fantastic views across the Colne Valley from a southerly aspect, and a study area. To the second floor there are three further bedrooms, along with a modern house bathroom. The property enjoys a gas central heating system and is predominantly uPVC double glazed. Externally there is an attached, single car garage offering plenty of storage space along with ample parking. To the rear of the property is a small, low maintenance, walled, patio garden. **VIEWING HIGHLY RECOMMENDED.**

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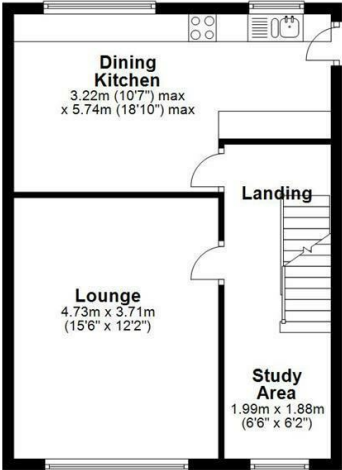
Floorplan



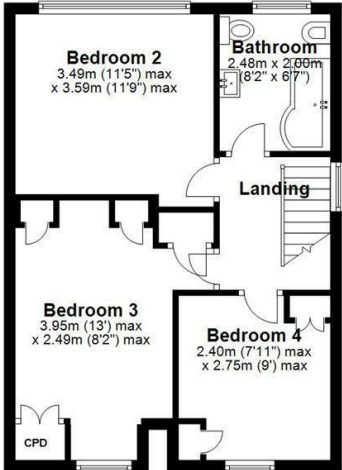
Ground Floor



First Floor



Second Floor



This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

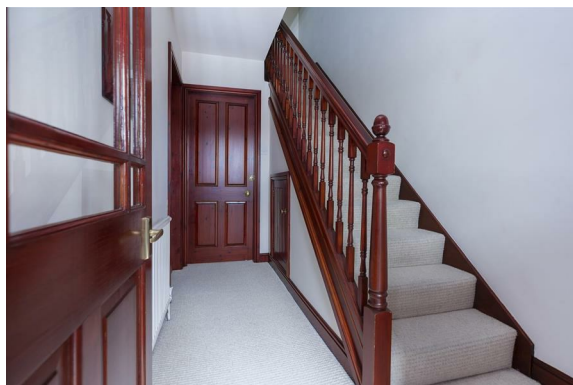
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Details



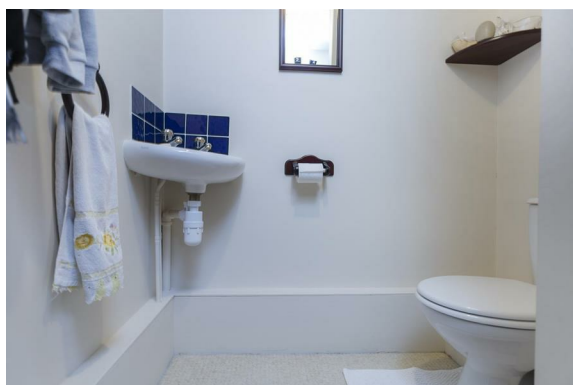
Entrance Lobby and Hall

A uPVC and leaded double glazed door opens into the lobby where there is quarry tiled flooring, a ceiling light point, dado rail and a timber and glazed door leading into the hallway. There is a useful under stairs store cupboard, a ceiling light point, radiator and a balustrade and spindle staircase which rises to the first floor.



Cloakroom WC

This useful space has a white suite comprising a low flush WC and vanity hand basin with twin taps over. There are hanging hooks, a ceiling light point and an extractor fan.



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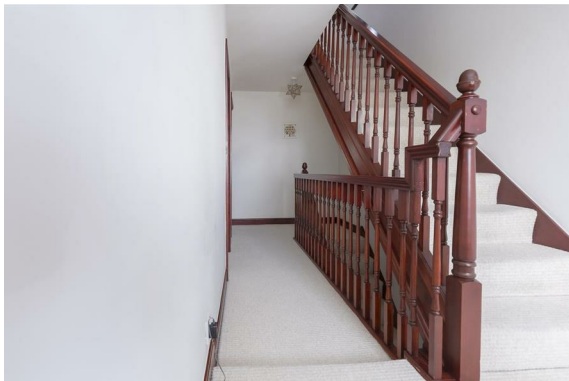
Bedroom One

This good sized bedroom (18FT .4"x 12FT .4") has lots of light with lovely views from the front elevation via several uPVC double glazed windows. There is a central ceiling light point, various power points and a radiator. A timber panelled, stable style door leads to the dressing room which has a ceiling light point, power points and a radiator. (Subject to Building Regulations, this room could form an en suite.)



First Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor landing which has a useful study area set to the front elevation with power points, a wall light point and a radiator. Two uPVC double glazed windows provide lovely views over the Colne Valley.



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Lounge

This room has a light and airy feel due to several uPVC double glazed windows to the front elevation with views across the Colne Valley. There is a central ceiling light point, various power points and a radiator. The focal point of the room is a granite fire surround with matching inset and hearth, home to a remote control electric fire.



Dining Kitchen

Running across the rear of the property, this room has several double glazed windows and a timber and glazed entrance door. The kitchen has a range of base cupboards, drawers, roll-edge worktops, tiled splash-backs and matching wall cupboards over. Integrated appliances include a split-level hob and oven with overlying extractor hood, a dishwasher and an inset, one and a half bowl, stainless steel sink unit with overlying mixer tap. There is plumbing for an automatic washing machine. Amtico style flooring runs from the kitchen to the dining area where there are spotlights to the ceiling, a dado rail and a radiator.



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Bedroom Two

This double bedroom is set to the rear of the property and has three uPVC double glazed windows. There is a central ceiling light point, various power points and a radiator.



Bedroom Three

A further double bedroom, this room enjoys built-in wardrobes with various hanging rails and shelving options, a dressing table and a useful under eaves storage area. Natural light comes from two uPVC double glazed windows looking out towards Slaithwaite. There is a central ceiling light point, various power points and a radiator.



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Bedroom Four

This single bedroom has, in the past, been used as a work from home study. With useful eaves storage and a built-in storage cupboard over the bulkhead along with a ceiling light point, various power points and a radiator. Two uPVC double glazed windows provide excellent views.



House Bathroom

This room has a modern white suite comprising; low flush WC, pedestal hand basin with a chrome mixer tap over, panelled bath with an overlying mains-fed shower and bidet. The walls are tiled and there is a contrasting tiled floor along with a chrome ladder style heated towel rail and a double glazed window to rear elevation.



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External Details

To the front of the property there is a tarmac drive and concrete hardstanding. Adjacent to this is an additional tarmacked parking area, currently utilised by the owners to park an American style camper van. From the dining kitchen, a timber and glazed door leads out onto the patio area which runs across the rear of the property. Steps then lead up to a flagged and pebbled area with a walled boundary.



Tenure

The vendor has informed us that the property is Freehold.

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Directions

