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## Century View, Golcar Huddersfield,

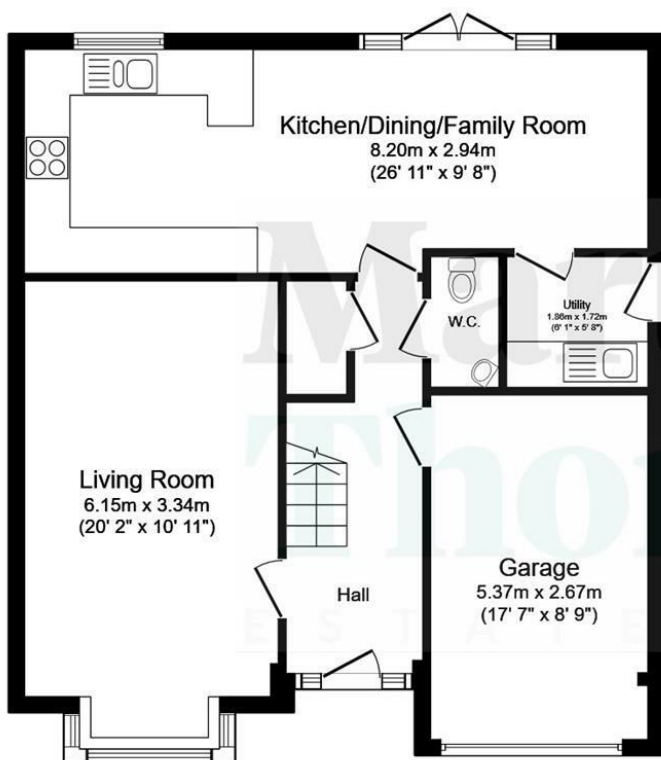
**Offers over £450,000**

\*\*\*MARTIN THORNTON PLATINUM\*\*\*

Tucked away in a desirable no-through-road position, and a short walk from the heart of Golcar Village, is this lovely four-bedroom detached home. It offers a light and bright interior and is beautifully presented throughout, having been improved by the current owners who purchased it from new, creating a stylish, move-in ready home. The accommodation comprises an entrance hall with under stairs storage, living room, downstairs WC, integral garage (currently utilised as a home gym) and an open-plan kitchen diner with integrated appliances. A separate side entrance incorporates a utility area. On the first floor, there are four double bedrooms, the master with an en suite shower room, and a house bathroom. The property benefits from a gas-fired central heating system, is predominantly uPVC double-glazed and has an alarm system. Externally, there is a double-width block paved driveway to the front. The lovely rear garden has a patio and lawn, perfect for outdoor entertaining.

# Century View, Golcar Huddersfield,

## Floorplan



**Ground Floor**

Floor area 72.0 sq.m. (775 sq.ft.)



**First Floor**

Floor area 68.2 sq.m. (734 sq.ft.)

Total floor area: 140.2 sq.m. (1,509 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)

# Century View, Golcar Huddersfield,

## Details



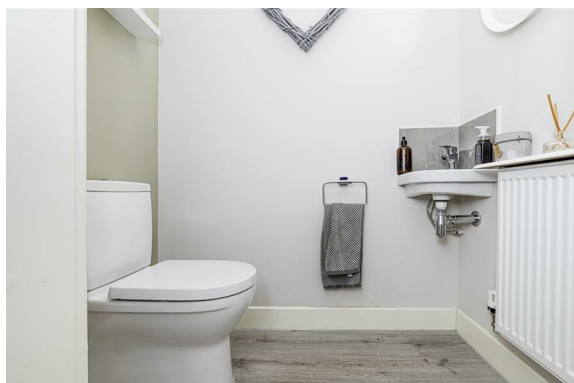
### Entrance Hall

A composite door with decorative double-glazed inserts and matching side panels opens to the spacious entrance hall, where there is a radiator and two ceiling light points. A balustrade and spindle staircase rises to the first floor accommodation. There is a useful under stairs storage cupboard, home to the alarm system, laminate style flooring and access can be gained to the following rooms:



### Downstairs WC

This room has a white suite comprising a low-level WC and a wall-hung hand basin with a mixer tap. There is a continuation of the laminate flooring, an extractor fan, a ceiling light point and a radiator.



### Integral Garage

The garage is currently utilised as a home gym and has power, light and an up-and-over door. This area is home to the Vaillant central heating boiler and has an EV charger point for an electric car.

# Century View, Golcar Huddersfield,

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### Living Room

From the entrance hall, a timber door gives access to the spacious living room, which is positioned at the front of the property and has a walk-in splayed uPVC double-glazed bay window overlooking the cul-de-sac and beyond. There is a central ceiling light point and two radiators.



### Kitchen Diner

This room runs across the rear of the property and has a lovely open-plan aspect. The kitchen area has a range of modern wall and base cupboards, drawers, marble worktops with matching upstands and a one-and-a-half bowl stainless steel sink unit. The marble worktop extends to create a breakfast bar. Integrated appliances include a Neff double oven, four-ring Neff hob with an overlying canopy style filter hood, fridge freezer and dishwasher. There are banks of inset downlights, laminate style flooring throughout and a radiator. A uPVC window provides natural light from the rear elevation. The dining area has French style uPVC double-glazed doors, a central ceiling light point and a radiator. A timber door gives access to the side entrance/utility area.



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### Side Entrance/Utility Area

This area has plumbing for an automatic washing machine and an inset stainless steel sink unit. There are wall and base cupboards, marble worktops with matching upstands, an extractor fan, a ceiling light point and a radiator. There is a uPVC double-glazed door to the side elevation.



### First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a radiator and a ceiling light point. There is a storage cupboard, housing the hot water cylinder.

### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window overlooking the front elevation and beyond. It has fitted wardrobes with mirrored doors, a central ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



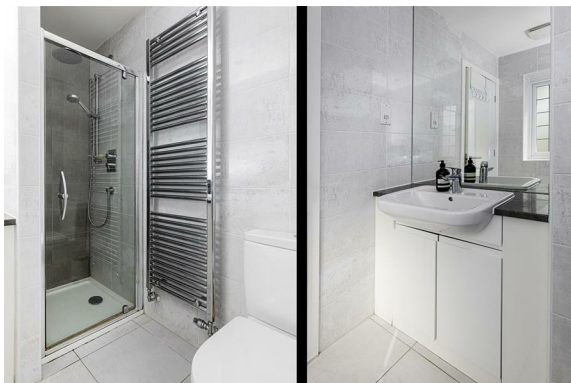
# Century View, Golcar Huddersfield,

## Details



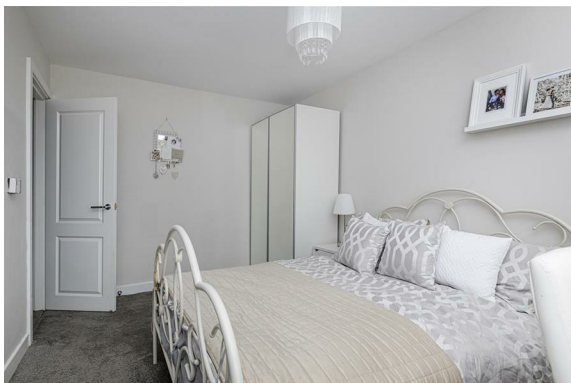
### En Suite Shower Room

The shower room has a white suite comprising a low-level WC, vanity hand basin with a mixer tap and a storage cupboard below and a shower cubicle, home to a waterfall style, mains fed shower. There is tiling to the walls and floor, ceiling downlighting, an extractor fan and an electric shaver point. A uPVC double-glazed window provides natural light from the front elevation. There is a chrome ladder style heated towel rail.



### Bedroom Two

This double bedroom is positioned at the front of the property and has a similar outlook to bedroom one via a uPVC double-glazed window. It has a central ceiling light point and a radiator.



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### Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window, a ceiling light point and a radiator. Access to boarded loft space is available via a pull down ladder, complete with electrics.



### House Bathroom

The modern white suite comprises a low-level WC, pedestal hand basin with mixer tap, panelled bath with hand-held shower attachment and a corner shower cubicle, home to a mains fed waterfall style shower. There is tiling to the floor with contrasting tile to the walls, along with ceiling downlighting, an extractor fan, an LED mirror with demister and storage cupboard and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light.

### Bedroom Four

This double bedroom is positioned at the rear of the property and is currently utilised as a work from home office. It has a uPVC double-glazed window, a radiator, a ceiling light point. There are fitted wardrobes with sliding doors, hanging rails and shelving.



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### External Details

At the front of the property, there is a block paved double-width driveway providing parking for several vehicles and access to the integral garage. There is a covered entranceway with lighting and a stone flagged pathway gives access around the side of the property. A timber gate gives access to the rear garden. At the rear, a stone flagged patio provides perfect outdoor entertaining space. There is a further lawned area with fenced boundaries, outdoor power points, security lighting and a water point.



### Tenure

The vendor confirms the property is Freehold.

# Century View, Golcar Huddersfield,

Directions

