Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



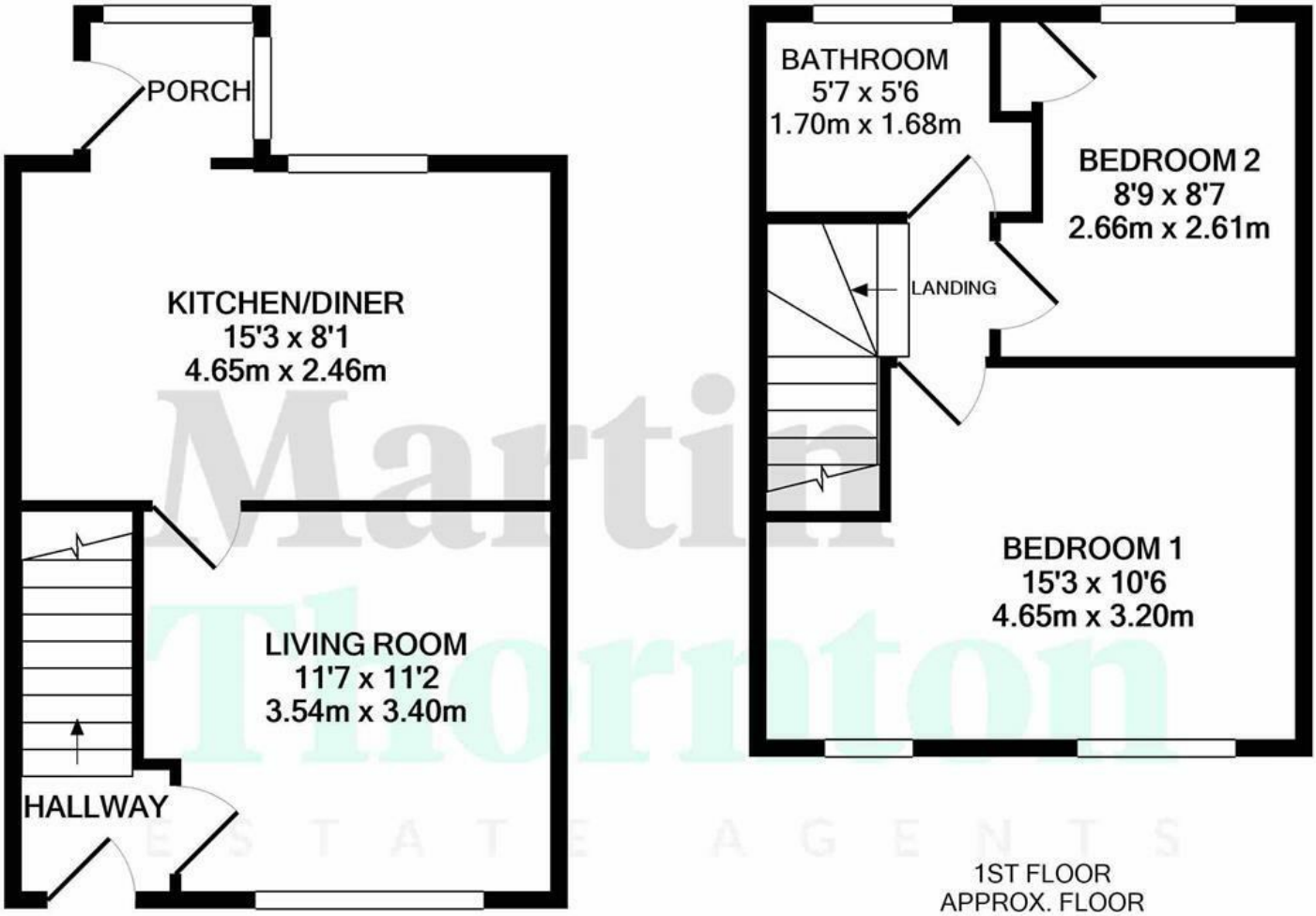
Grange Road, Golcar
Huddersfield, Yorkshire

Offers in the region of
£170,000

A stone fronted, two-bedroomed, semi-detached property located in this well-regarded area with amenities close at hand. Enjoying a pleasant setting, the accommodation is light and bright with a fresh interior and briefly comprises entrance lobby, living room, dining kitchen, rear porch and, to the first floor, two bedrooms and house bathroom. The property enjoys a gas central heating system and is fully uPVC double glazed. Externally, there is a gravel driveway providing side by side parking to the front and a lawned area to the rear. Offered with no onward chain, early viewing is essential!

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Huddersfield, Yorkshire

Floorplan



1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Details

Entrance Lobby
An external uPVC door with decorative opaque glazed panel gives access to the entrance lobby where there is a panelled door opening into the living room, a radiator and a staircase rising to the first floor.

Living Room
Positioned to the front of the property with a broad uPVC double glazed window, a radiator, coving to the ceiling and a panelled door leading to the dining kitchen.



Dining Kitchen
Positioned to the rear of the property, the kitchen has wall cupboards, base units, working surfaces, tiled surrounds, stainless steel sink with single drainer and a newly installed oven and hob with canopy style filter hood above. There is space/plumbing for an automatic washing machine and space for other free standing appliances such as a fridge and freezer. The room has a dual aspect with uPVC windows to the side and rear, space for a bistro style dining suite, a radiator and access to the rear porch.



Rear Porch
With uPVC windows overlooking the rear garden and a uPVC side door. Having a continuation of the flooring from the dining kitchen and a radiator.

First Floor Landing
From the entrance lobby, a staircase rises to the first floor landing where there is a uPVC window to the side elevation.

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Details

Bedroom One
This large, double bedroom is positioned to the front of the property and is particularly light and bright with twin uPVC double glazed windows and a radiator.



Bedroom Two
This good sized, single bedroom is positioned to the rear of the property and has a storage cupboard housing the Ideal boiler for the gas fired central heating system. There is a rear uPVC window and a radiator.



Bathroom
Having a white suite comprising a low level WC, pedestal hand basin and a panelled bath with Triton shower over. With tiling to the walls, an obscure glazed uPVC window and an upright ladder style radiator.



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Details

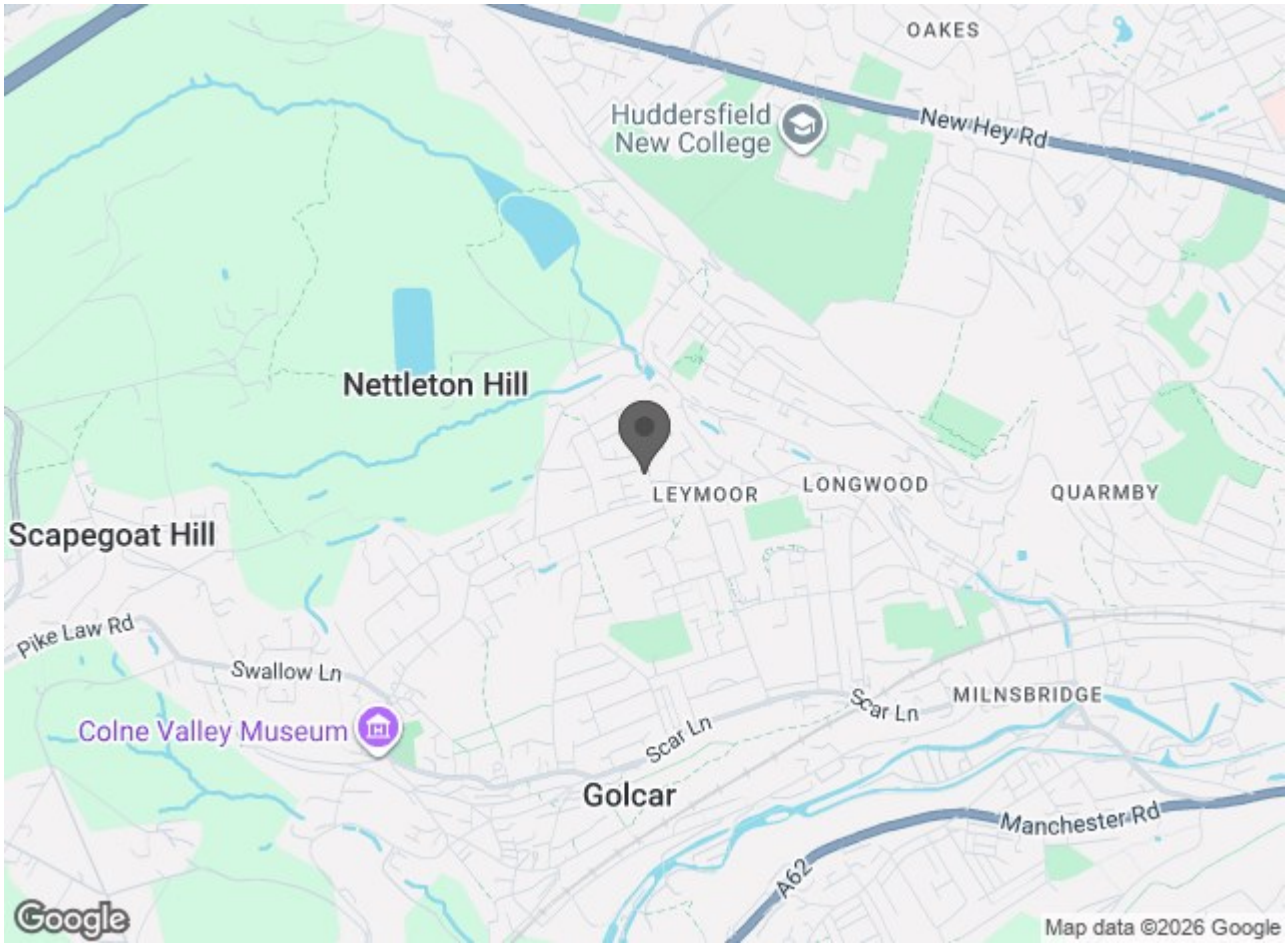
External Details
Immediately before the property is a double width, gravel driveway and a paved pathway with entrance gate. To the rear of the property is a central path with lawn on either side and a wood barked area with an apple tree.



Tenure
The vendor informs us that this property is Leasehold. We await further information.

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Directions



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