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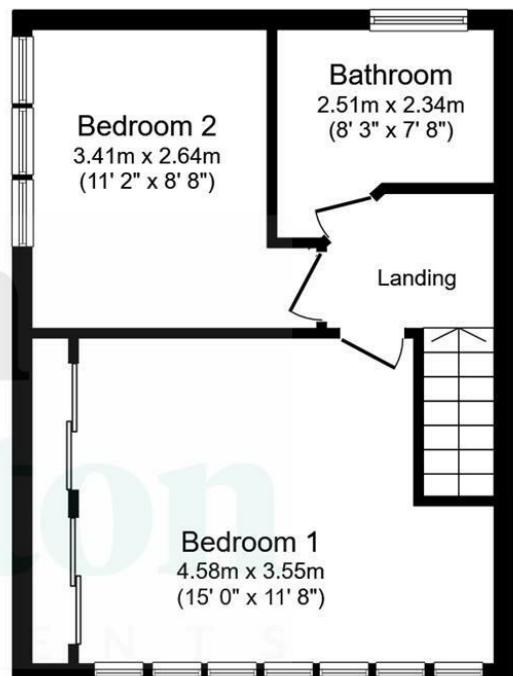
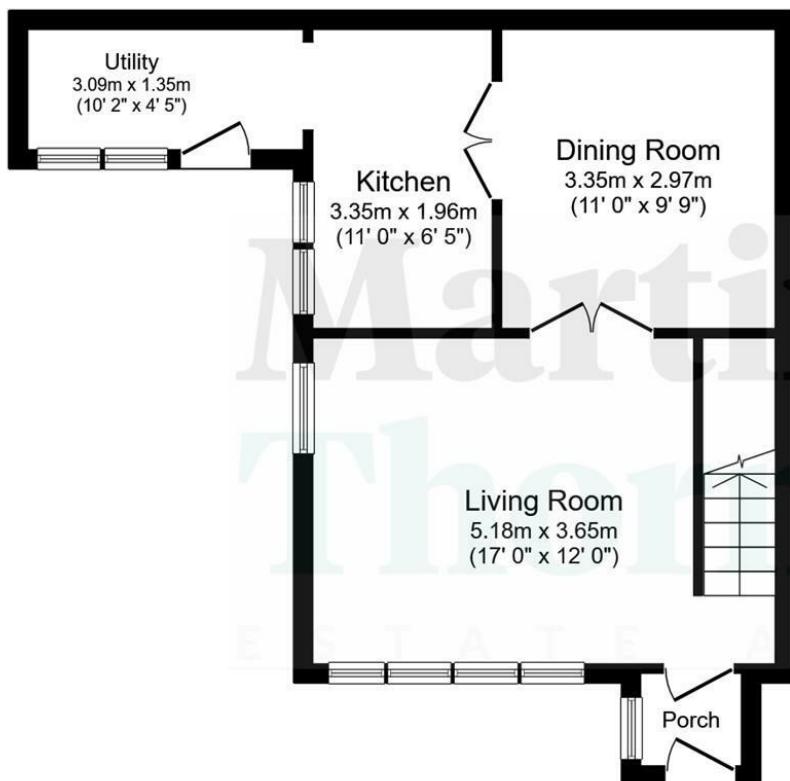
**Scar Top, Golcar  
Huddersfield,**

**Offers over £180,000**

This two double bedroom, Grade II Listed end cottage enjoys a southerly aspect at the front with stunning views across and down the valley. The property is close to the centre of this popular village with an array of amenities. The accommodation comprises an entrance porch, good sized living room, dining room, kitchen with some integrated appliances and utility. On the first floor are two good sized double bedrooms and a bathroom. The property has gas-fired central heating and sealed unit double-glazed windows. Externally, the front garden can be a real sun trap and a paved area to the side is shared with the neighbouring property. The property is in a superb position with wonderful views and no onward chain.



**Floorplan**



Floor area 42.4 m<sup>2</sup> (456 sq.ft.)

Floor area 36.8 m<sup>2</sup> (396 sq.ft.)

**TOTAL: 79.1 m<sup>2</sup> (852 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)



### **Entrance Porch**

An external timber door with opaque glazed panels gives access to the entrance porch with a side sealed unit double-glazed window. It's the perfect place for shoes and coats, has floor tiling and a timber and glazed door leading to the living room.

### **Living Room**

This good sized reception room is positioned at the front of the property enjoying a southerly aspect. Fabulous views can be enjoyed from its elevated position, across and down the valley, with the National Park in the distance. The room is particularly characterful with sealed unit double-glazed, mullioned windows and exposed beams to the ceiling. There is a timber fire surround with a marble finish, inlay and hearth, home to an electric fire. The room has plenty of space for furniture, a radiator and a staircase that rises to the first floor accommodation. Timber and glazed doors lead to the dining room.



### **Dining Room**

This flexible room is positioned at the rear of the property, be it as a formal dining room or second sitting room. It can easily accommodate a large dining suite and has exposed beams to the ceiling, various wall light points and a radiator. Twin timber doors lead to the kitchen.





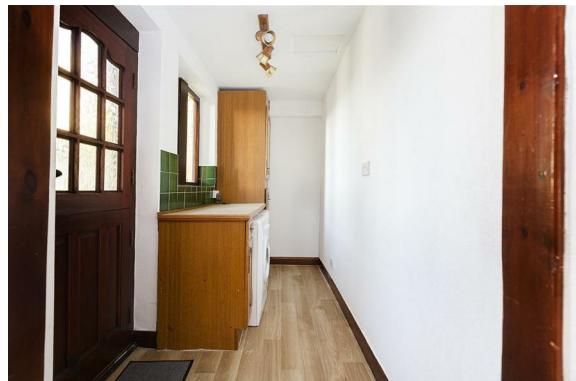
### **Kitchen**

The kitchen has wall cupboards and base units with working surfaces extending to form a breakfast bar and a one-and-a-half bowl sink. Integrated appliances include a four-ring gas hob with an oven beneath and a canopy filter hood over. There is space for a freestanding fridge or freezer, sealed unit double-glazed side windows and a radiator. A wide archway leads to the utility.



### **Utility**

The utility has storage cupboards, one of which houses the boiler for the central heating system. There is space for further appliances, plumbing for an automatic washer and an external stable style door with glazed panels which serves as an everyday entrance/exit and leads to the garden.





### **First Floor Landing**

From the living room, the staircase rises to the first floor landing with access to the loft area.



### **Bedroom One**

This large double bedroom is positioned at the front of the property and is particularly light and bright. The sealed unit double-glazed mullioned windows enjoy a southerly aspect and stunning views across and down the valley towards Holme Moss. There are built-in wardrobes, drawers and storage cupboards and space for further furniture. There is also a radiator.



### **Bedroom Two**

This double bedroom has sealed unit double-glazed side windows, space for furniture and a radiator.





## Details

### Bathroom

The bathroom has a three-piece suite comprising a timber panelled bath with a wall-mounted shower fitting over, a pedestal wash hand basin and a low-level WC. Around the bath is full height tiling with the majority of the remaining walls being half tiled. There is an obscure sealed unit double-glazed rear window and a radiator.



### External Details

At the front of the property is a garden area with rockery style borders, external water and lighting. We are informed that the paved area to the left hand side of the cottage is shared and utilised by the neighbouring property.

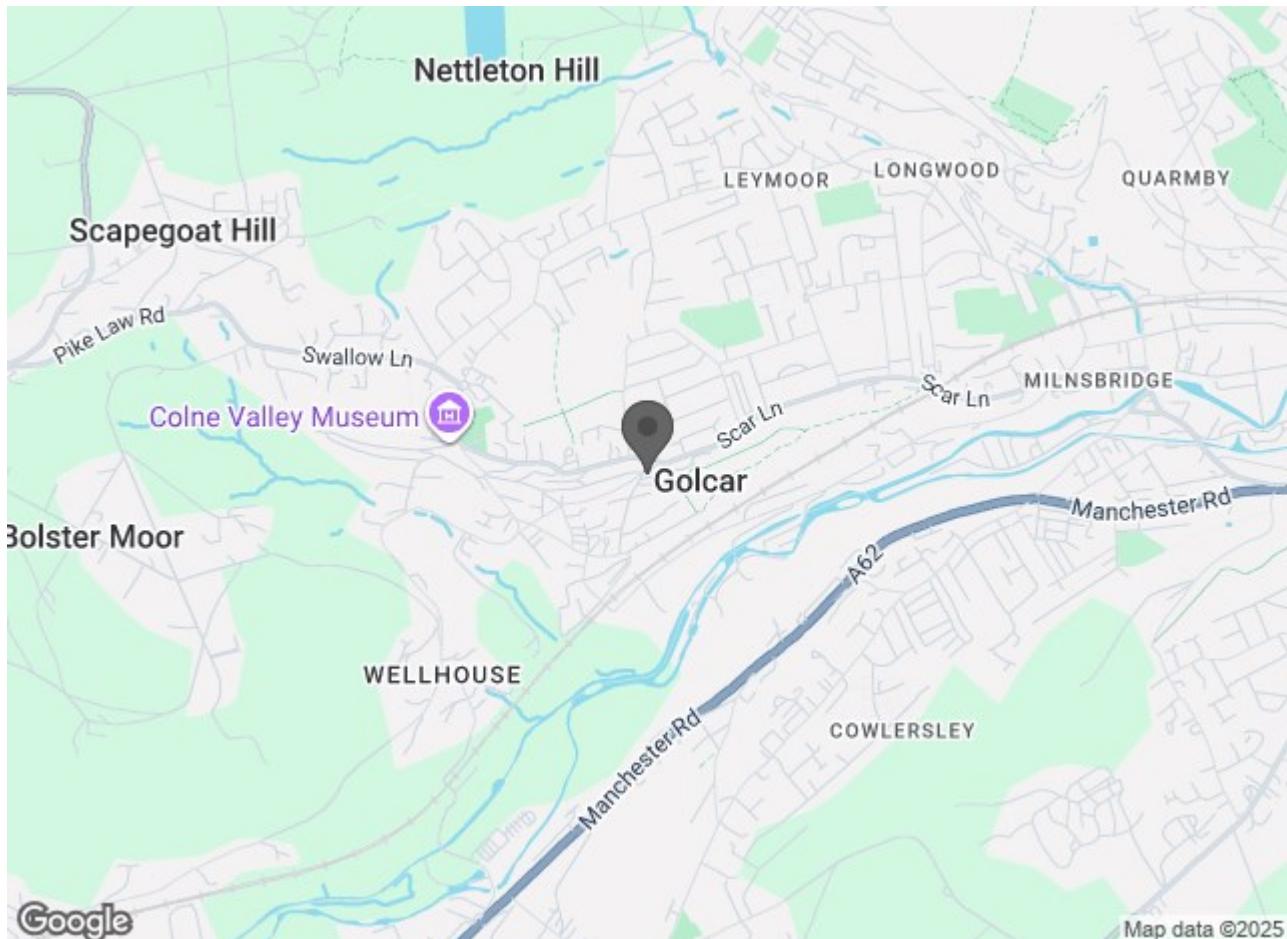


### Tenure

The vendor informs us that the property is freehold.

# Scar Top, Golcar Huddersfield,

Directions



**Martin  
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ESTATE AGENTS

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