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**Banks Avenue, Golcar
Huddersfield,**

**Offers in the region of
£210,000**

Located to a lovely cul-de-sac position is this 3 bedroom terraced property. The property is conveniently situated within walking distance of nearby Golcar village with its various amenities and only a short ride away from the M62 motorway networks. The property comprises, entrance hall, understairs WC, living room, kitchen/diner, to the first floor, three bedrooms and a stylish house bathroom. To the front of the property there is a low maintenance garden and to the rear there is a fenced garden with patio seating area and a external store room with power and light. There is a detached garage with an up and over door a short walk away from the property. The property has a gas fired central heating system and is predominantly uPVC double glazed

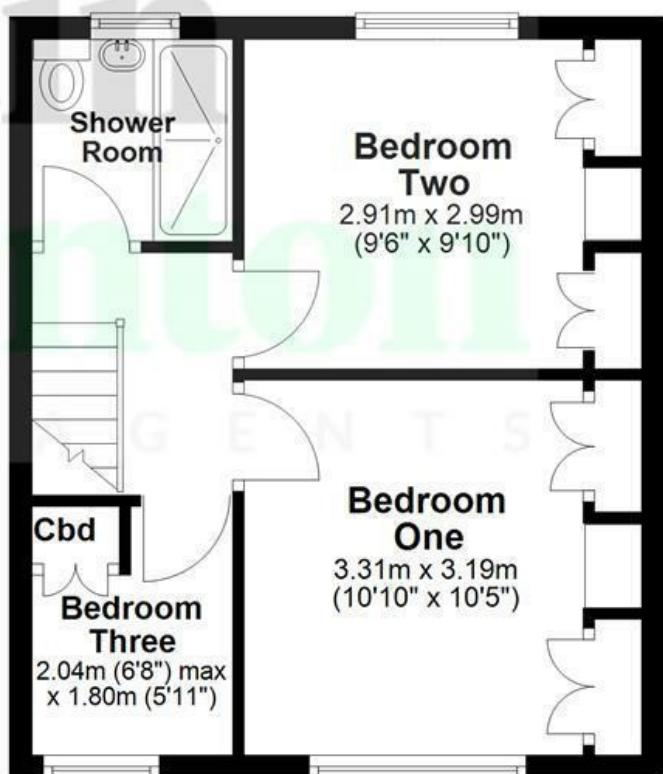


Floorplan

Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.



Entrance Hallway

A uPVC door with a decorative glazed panel and matching overlight opens to the entrance hallway. This has laminate style flooring, coving to the ceiling, a ceiling rose, a ceiling light point and a radiator. A staircase gives access to the first floor landing and has a useful under stairs WC.

WC

This room has a continuation of the laminate style flooring, a wall-mounted hand basin with a mixer tap and a low-level WC. There is an extractor fan, a ceiling light point and a useful storage cupboard, housing the electric fuse box.



Living room

From the entrance hall, a timber door gives access to the living room. This reception room is positioned at the front of the property and has a large uPVC window. There is coving to the ceiling, a ceiling rose, a ceiling light point, two wall lights points and a radiator. The laminate flooring is continued in this room.





Kitchen diner

This open-plan room is positioned at the rear of the property. The kitchen area has a range of modern wall and base cupboards, drawers, roll-edge worktops extending to form a breakfast bar, brick style tiled splashbacks and a stainless steel sink. Integrated appliances include an oven, four-ring gas hob, overlying extractor hood, washer and dryer, and fridge freezer. There are spotlights to the ceiling, a continuation of the laminate flooring, along with a uPVC window and a uPVC door with a decorative panel providing access to the rear garden. The dining area has plenty of space for a table, coving to the ceiling, a ceiling rose and four ceiling light points. The focal point of the room is a marble fire surround and hearth, home to an electric fire. A sliding patio door gives access to the rear garden.



First floor landing

From the entrance hallway, a staircase gives access to the first floor landing, where there is a ceiling light point, access to loft space and access to the following rooms

Bedroom one

This double bedroom is positioned at the front of the property and has pleasant outlook via a large uPVC window. There are fitted wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.





Bedroom two

This double bedroom is positioned at the rear of the property and has a uPVC window. There are fitted wardrobes with hanging rails and shelving, coving to the ceiling, a ceiling light point and a radiator.



Bedroom three

This room is positioned at the front of the property with a similar outlook to that of bedroom one via a uPVC window. It has a useful storage cupboard over the bulkhead, a wall light point and a radiator. It would make an ideal work-from-home study.





Details

House bathroom

The modern white suite comprises a walk-in shower with a glazed screen, home to a Mira electric shower, a vanity wash hand basin and a low-level WC. The floor is tiled with contrasting appropriate tiling to the walls. There is a decorative window to the rear elevation, an illuminated mirror, ceiling downlighting and a chrome ladder style heated towel rail.



External details

At the front of the property, there is a wrought iron access gate leading to a flagged path which runs up to the front door. The flagged garden area has mature shrubbery borders. At the rear, there is a fenced garden with a patio, perfect for outdoor entertaining, and a lawn with mature shrubbery borders. An external storeroom has power which was once used by the current owners as a washroom.



Garage

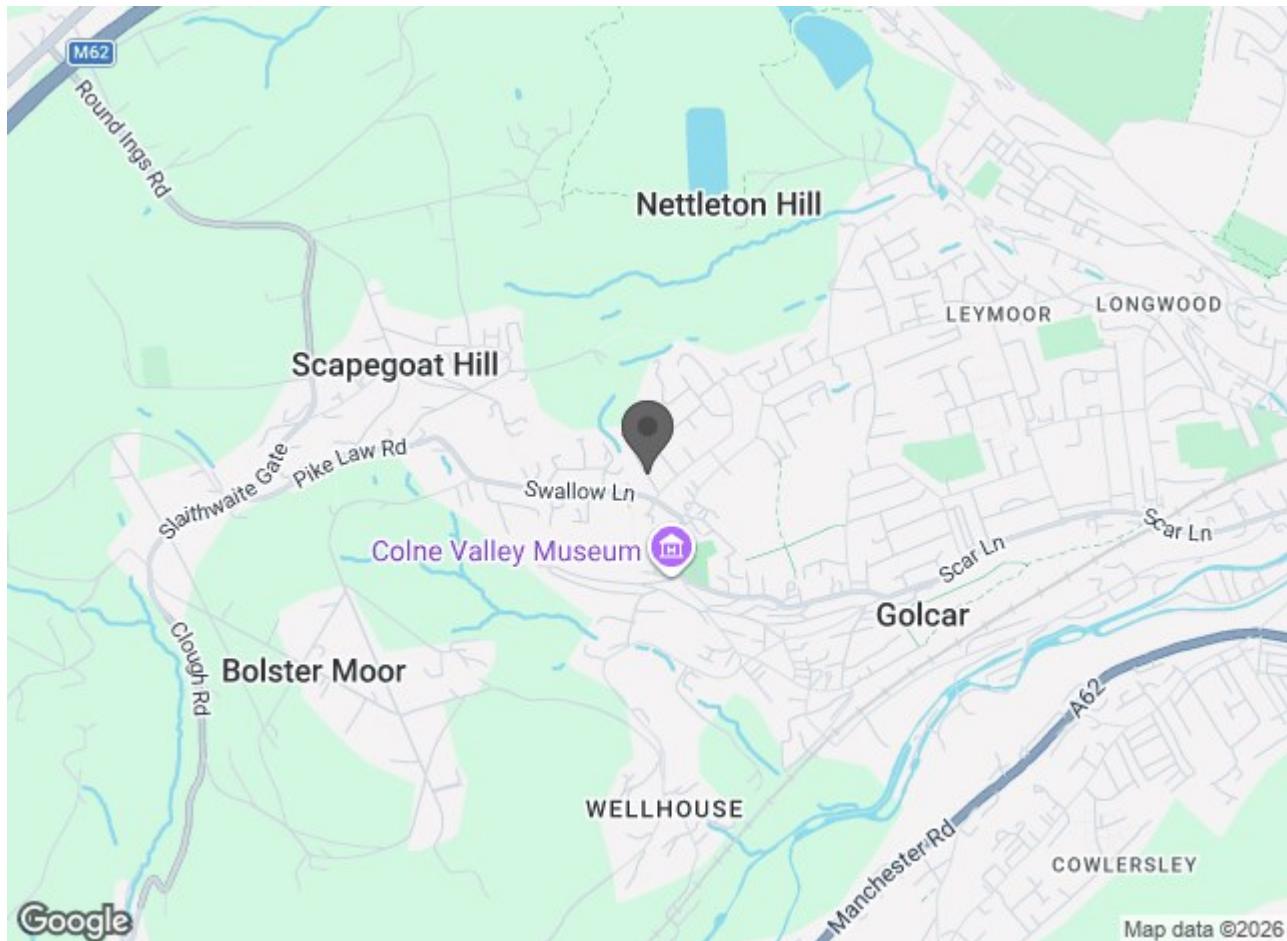
There is also a detached garage a short walk away from the property.

Tenure

The vendor informs us that this property is Freehold.

Banks Avenue, Golcar Huddersfield,

Directions



**Martin
Thornton**
ESTATE AGENTS

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