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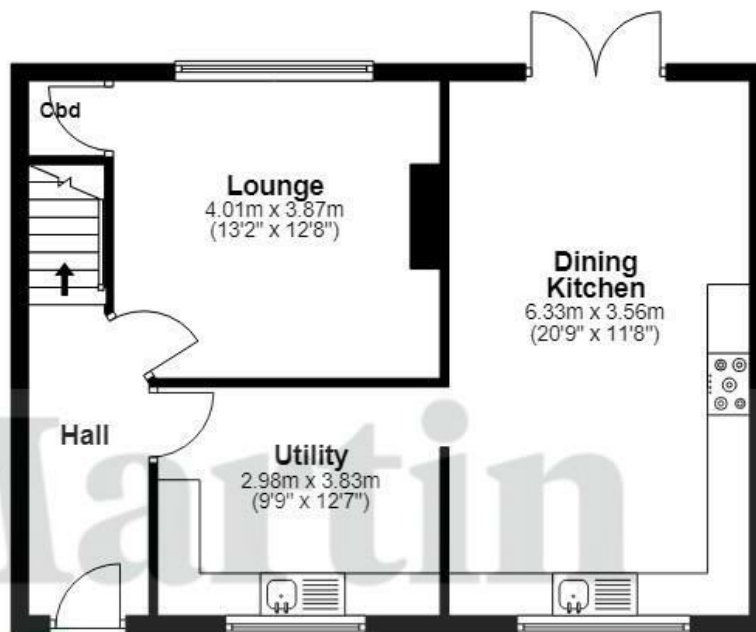
Swallow Lane, Golcar Huddersfield,

Offers in the region of
£290,000

With a stone built two-storey extension, this three double bedroom end terraced cottage has been significantly increased in size. It offers ideal family accommodation on the edge of this popular village with an array of amenities and local schooling. The spacious accommodation retains plenty of character with exposed stonework and beams to certain rooms. It comprises an entrance hallway, living room, large utility area, large dining kitchen with integrated appliances and range style cooker, and dining/sitting area with doors out into the enclosed garden. On the first floor, there are three double bedrooms, the master bedroom with an en suite, and a stylish house bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is off-road parking at the front and the enclosed rear garden has a stone flagged seating area, an adjoining lawn and perimeter fencing. The orientation of the property means that it enjoys most of the daytime sunshine.



Ground Floor



First Floor



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

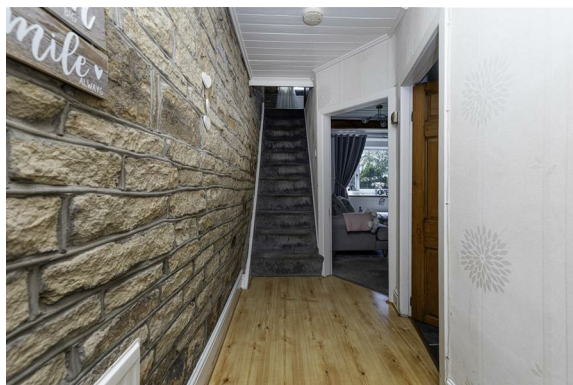
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Entrance Hallway

An external uPVC door with a decorative opaque glazed panel gives access to the entrance hallway. This is particularly characterful with exposed stonework to one wall, extending to the first floor accommodation. There is a timber panelled ceiling, oak effect laminate flooring and a radiator. A stripped panelled internal door leads into the living room.



Living Room

This light and bright reception room is positioned at the front of the property and has a large uPVC window overlooking the garden. The orientation of the house is south-westerly, enjoying the late morning/afternoon sun. There are two feature beams on display and a timber boarded ceiling. The focal point of the room is the floor-to-ceiling stonework chimney breast, with a tiled inlay and hearth. There is space for plenty of furniture, a radiator and a useful under stairs storage cupboard.



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Utility

Accessed from the hallway, this room has units matching those of the dining kitchen to high and low levels, worktops, tiled surrounds and a sink unit with single drainer and mixer tap. There is plumbing for an automatic washer and space for freestanding appliances such as a fridge and freezer. Concealed is the Ideal boiler for the central heating system. The room has an exposed central timber beam to the timber panelled ceiling, tile effect laminate flooring, a uPVC window and a radiator. A wide archway leads into the dining kitchen.



Dining Kitchen

This large open-plan room is part of the two-storey extension and makes a wonderful eating and entertaining area with French doors leading out into the garden. The initial kitchen area has a continuation of the laminate tile effect flooring. The units are finished in pine to high and low levels, with worktops, a central island unit and a one-and-a-half bowl sink with single drainer and mixer tap. Integrated appliances include a dishwasher and fridge. There is a Rangemaster cooker incorporating a five-ring gas hob with ovens beneath and a filter hood above. Adjoining the kitchen area, the dining/sitting area could be a formal dining area but also an everyday second sitting area. It has oak effect laminate flooring, plenty of space for a formal dining table and soft. There is also a radiator.



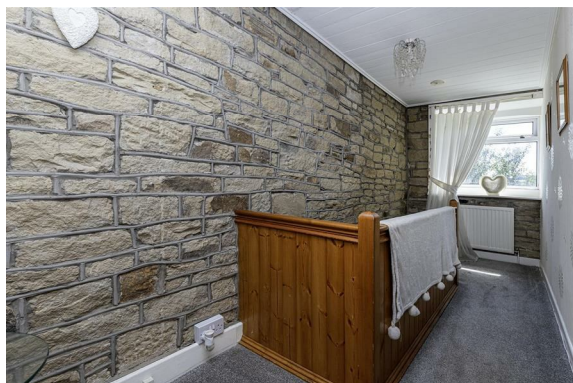
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First Floor Landing

From the entrance hallway, the staircase rises to the spacious first floor landing, which has exposed stonework to two walls and a large uPVC window enabling long distance views. It has a painted timber panelled ceiling. A panelled door opens into the master bedroom.



Master Bedroom

This large double bedroom has built-in wardrobes and overhead storage cupboards, and can easily accommodate further freestanding or fitted furniture. It has oak effect laminate flooring, a radiator and a uPVC rear window with long distance views towards Scapegoat Hill and beyond. Being the master bedroom, a door leads to the en suite bathroom.



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En Suite Bathroom

The bathroom has a four-piece suite. The large double shower cubicle has a stylish shower unit incorporating an overhead waterfall style shower fitting, a hand-held shower attachment and body jets. There is a corner bath with a hand-held shower attachment; a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls and floor, ceiling downlighting, opaque uPVC windows and a ladder style chrome radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and enjoys views towards Bolster Moor from its uPVC window. It has oak effect laminate flooring, space for additional fitted or freestanding furniture and a radiator.



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Bedroom Three

This double bedroom has built-in wardrobes with overhead storage cupboards, extending over the space for a double bed. It has oak effect laminate flooring, coving to the ceiling, a uPVC window to the front elevation and a radiator.



House Bathroom

The stylish house bathroom has a white three-piece suite comprising a bath with a curved shower screen, an overhead waterfall style shower fitting and a hand-held shower attachment; a rectangular wash hand basin with storage below and a low-level WC. There is tiling to the walls and floor, an aqua panelled ceiling, an opaque uPVC window and a ladder style radiator in gunmetal grey.



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External Details

At the front of the property, there is a low-level perimeter wall with heavy stone gateposts and a timber gate. To the right-hand side of this is a stone cobbled off-road parking area. The rear garden can be a real sun trap, enjoying the afternoon sun with a south-westerly aspect. It is enclosed by perimeter fencing. Adjoining the French doors within the dining kitchen is a stone flagged patio area and a level lawn. There is a raised rockery style border with flowers and wood bark, external water and lighting. At the side of the property, there is a lockable timber gate.



Tenure

The vendor informs us the property is Freehold.

**Swallow Lane, Golcar
Huddersfield,**
Directions

