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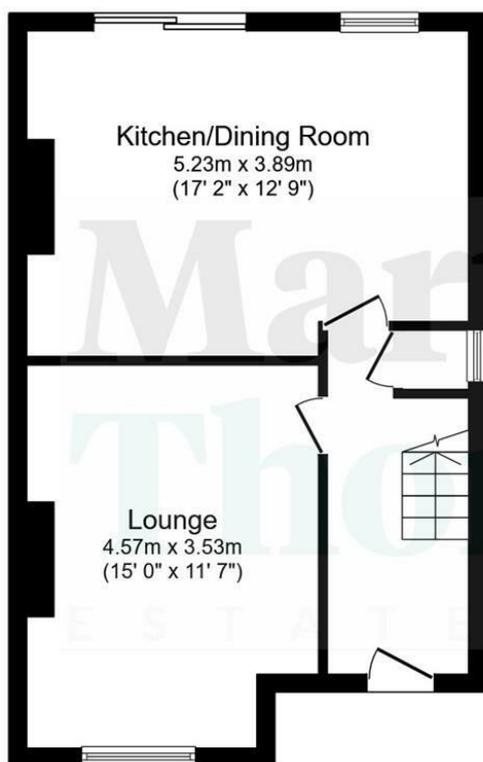
Scar Lane, Golcar Huddersfield,

Offers in the region of
£230,000

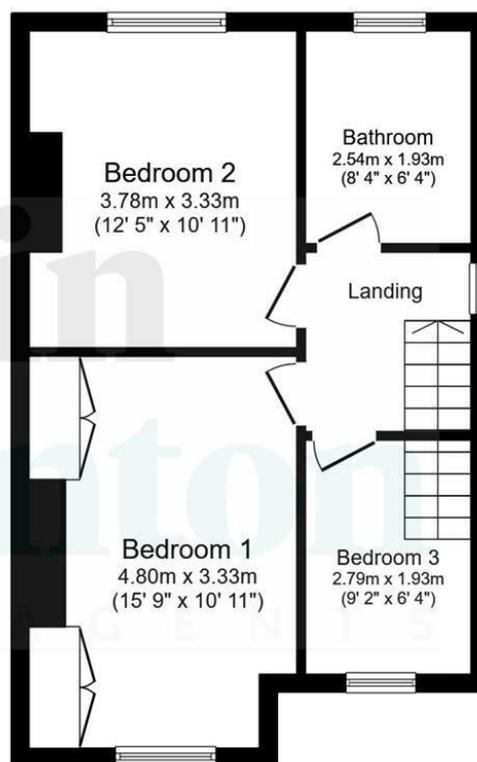
This much improved and recently upgraded three-bedroom end of terrace home offers ideal family accommodation, located in this highly accessible and popular area. The accommodation comprises an entrance hall, living room, kitchen diner, and, on the first floor, three bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a low-maintenance garden. At the rear, there is a patio seating area and a lawn, suitable for outdoor entertaining.

**Scar Lane, Golcar
Huddersfield,**

Floorplan



Ground Floor
Floor area 42.6 sq.m. (458 sq.ft.)



First Floor
Floor area 42.6 sq.m. (458 sq.ft.)

Total floor area: 85.1 sq.m. (916 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

Scar Lane, Golcar Huddersfield,

Details



Entrance Hall

A composite door with a double-glazed insert opens to the entrance hall, where there are hanging hooks, a ceiling light point and a radiator. Vinyl style flooring runs throughout. A useful under stairs storage cupboard houses the fuse box and has natural light via a uPVC double-glazed window to the side elevation. A timber door gives access to the formal living room.



Living Room

The formal living room is positioned at the front of the property and has a uPVC double-glazed window. It has ceiling downlighting, a radiator and a feature timber mantel.



Scar Lane, Golcar Huddersfield,

Details



Kitchen Diner

This room runs across the rear of the property and the kitchen area has a range of modern wall and base cupboards, drawers and roll-edge worktops extending to form a breakfast bar. There are brick style tiled surrounds and a Belfast style sink with extendable hose tap. Integrated appliances include a double oven and induction hob with overlying electric filter hood, dishwasher and fridge freezer. There is plumbing for an automatic washing machine and space for a dryer, vinyl flooring running throughout and a uPVC window to the rear elevation. The flooring continues into the dining area, which has plenty of room for furniture. It has a ceiling light point, a radiator and French style uPVC doors open to the rear garden. This room is home to the Baxi central heating boiler.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is access to partially boarded loft space with lighting, via a pull-down ladder.

Bedroom One

This double bedroom has a lovely outlook over the front elevation via a uPVC double-glazed window. It has two radiators, ceiling downlighting and fitted wardrobes with mirrored doors to the alcoves.



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Details



Bedroom Two

This double bedroom has a lovely view over the rear garden via a uPVC double-glazed window. It has plenty of room for furniture, ceiling downlighting and a radiator.



Bedroom Three/Study

This room is currently utilised as a work from home study and has ceiling downlighting and a radiator. A uPVC double-glazed window provides natural light from the front elevation.



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Details



House Bathroom

The bathroom has a modern white suite comprising a tiled bath with a splash screen, recessed storage for toiletries and a waterfall style shower over; a pedestal hand basin with storage beneath and a low-level WC with a concealed cistern. There is LVT flooring, appropriate tiling to the walls, a wall-mounted LED mirror, a toothbrush charging point, ceiling downlighting, an extractor and a wall-mounted ladder style heated towel rail. A uPVC double-glazed window provides natural light.



External Details

At the front of the property, there is a walled garden area and a tarmac pathway leading to the front door and around the side of the property. A timber gate gives access to the rear garden. There is an outside power point/electric vehicle charger and wall light points at the side of the property. At the rear, there is a porcelain flagged patio seating area, perfect for outdoor entertaining, and a lawn with raised borders. There is outside security lighting, power and water points.



Tenure

The vendor has confirmed the property is Leasehold.

Scar Lane, Golcar
Huddersfield,
Directions

