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**Britannia Road, Golcar
Huddersfield,**

**Offers in the region of
£190,000**

This three-bedroom semi-detached house is conveniently situated within a short distance of Milnsbridge centre. The property may prove suitable for a first time buyer looking to acquire a property which has gone through a full renovation and programme of re-modernisation. The accommodation comprises an entrance hallway, living/dining kitchen, three bedrooms and a stylish bathroom. The property is uPVC double-glazed and has a gas-fired central heating system. Externally, there are tiered and pebbled garden areas to the front and rear. The rear garden also has a patio and a lawned area.

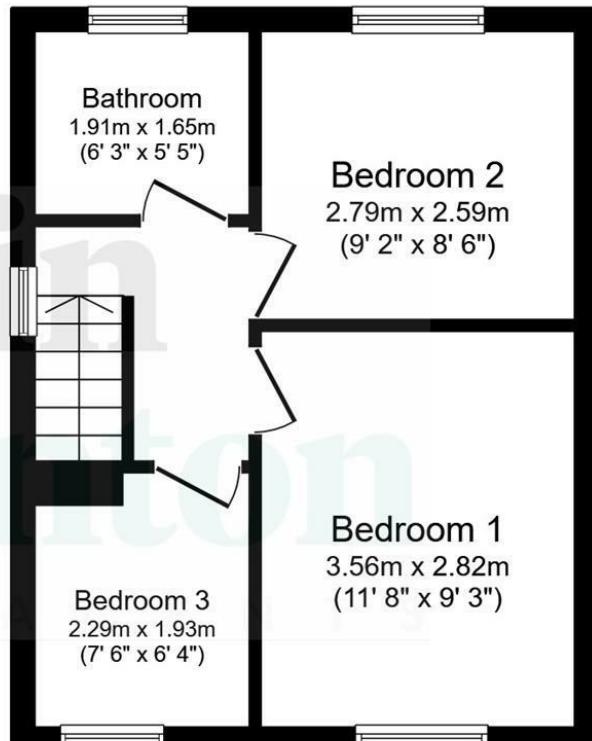


Floorplan



Ground Floor

Floor area 30.3 sq.m. (326 sq.ft.)



First Floor

Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 60.6 sq.m. (652 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



Entrance Hall

A uPVC door with a double-glazed insert opens to the entrance hall. This has a spotlight to the ceiling and a radiator. A staircase leads up to the first floor landing and a timber door gives access to the living kitchen.

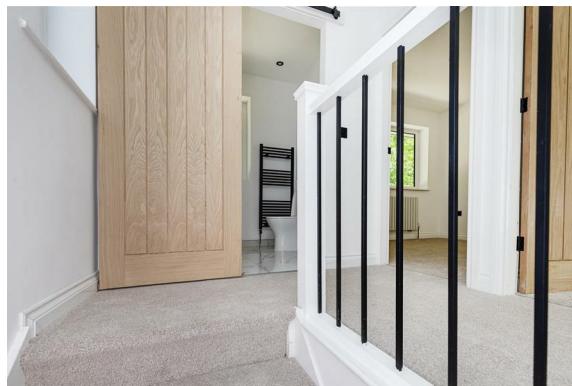
Living Kitchen

This open-plan reception room is light and bright with uPVC double-glazed windows to the front and rear elevations. The living room area has plenty of space for freestanding furniture and a useful under stairs store cupboard, home to the Main central heating boiler. There is a ceiling light point and a radiator. The kitchen area has a range of recently fitted wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl composite style sink unit with hose style tap. The worktops extend to create a breakfast bar. Integrated appliances comprise an oven and hob with overlying extractor fan, fridge freezer. There is plumbing for a washing machine, laminate style flooring, ceiling downlighting and space for a bistro style table. The room has a uPVC double-glazed window and a door leading to the rear of the property. There is a radiator and ceiling downlighting.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there are spotlights to the ceiling and access to loft space. It has a uPVC window to the side elevation and access can be gained to the following rooms:





Details

Bedroom One

This double bedroom is positioned at the front of the property and has a lovely outlook via a large uPVC double-glazed window. It has a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden via a large uPVC double-glazed window. It has a ceiling light point and a radiator.



Bedroom Three

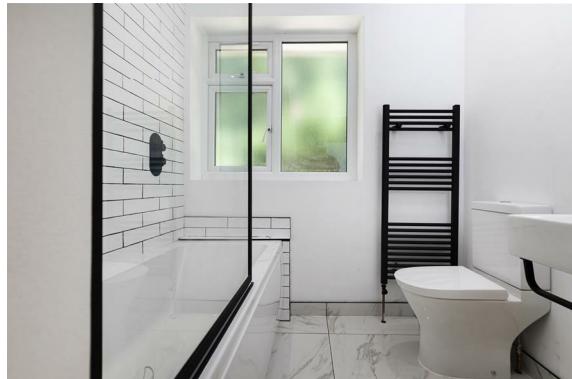
This bedroom is positioned at the front of the property and has a similar outlook to that of bedroom one via a large uPVC double-glazed window. It has a useful storage cupboard with shelving over the bulkhead, a ceiling light point and a radiator.





House Bathroom

The modern white suite comprises a panelled bath with a waterfall style shower fitting over, a wall-hung hand basin with a mixer tap and a low-level WC. The floor is tiled with appropriate contrasting tiling to the walls. There is feature timber panelling behind the sink unit, a ladder style heated towel rail, ceiling downlighting and a uPVC window overlooking the rear elevation.



External Details

At the front of the property, there is a tiered and pebbled garden with steps leading up to the front door. A flagged pathway gives access down the side of the property to the rear. The rear garden comprises a tiered and pebbled garden with steps leading up to the top of the garden, along with fenced and walled boundaries. There is a lawned garden area and outdoor lighting.



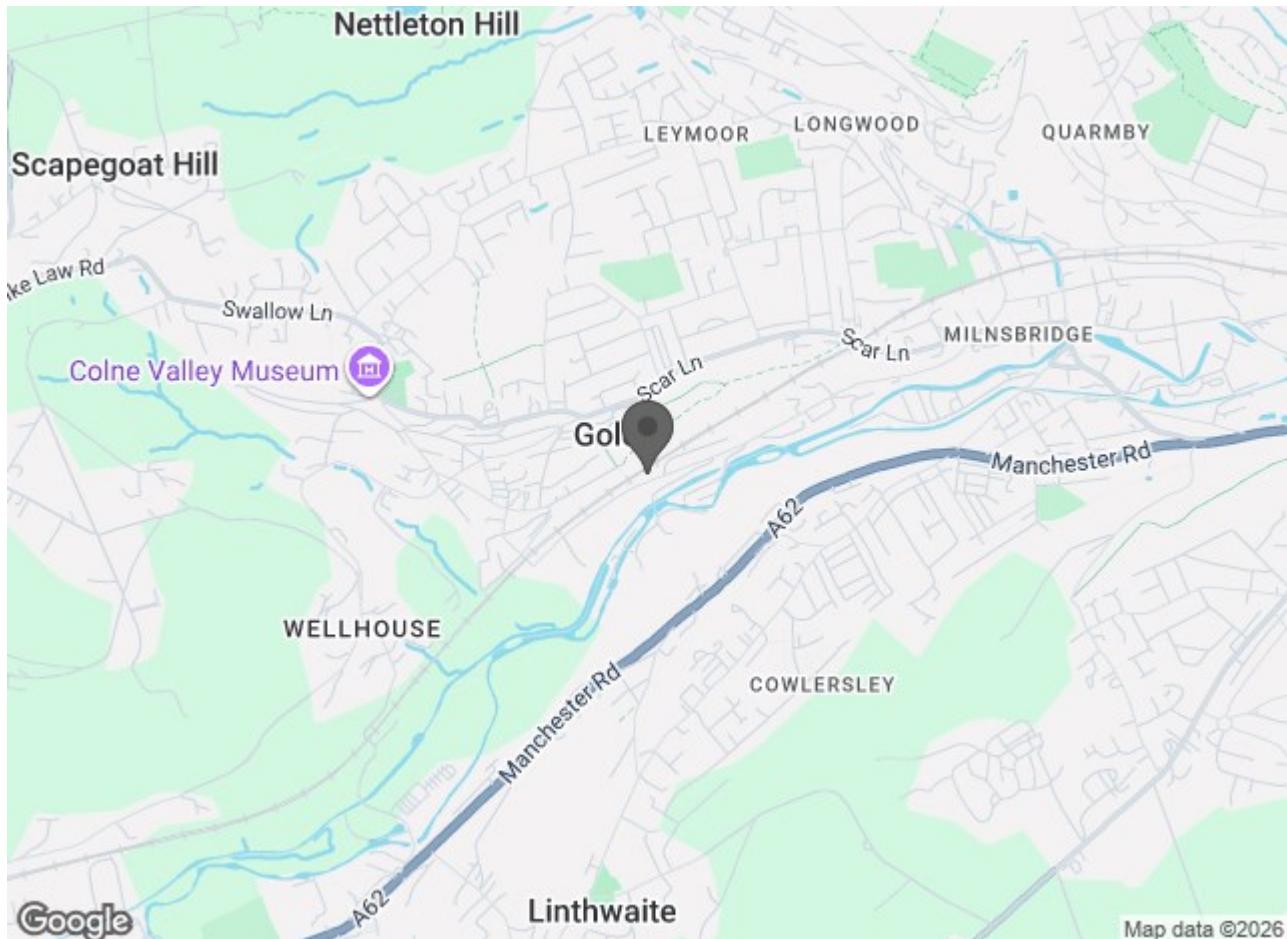
Tenure

The vendor has informed us that the property is Freehold.

**Britannia Road, Golcar
Huddersfield,**



Directions



**Martin
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ESTATE AGENTS

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