Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



Leymoor Road, Golcar
Huddersfield,

Offers over £130,000

BEST AND FINAL OFFERS OVER £130,000 ARE INVITED ON THIS PROPERTY BY 12 NOON MONDAY 23RD NOVEMBER

OPEN TO VIEW DATES:

SUNDAY 1ST NOVEMBER 11:30-12:00
THURSDAY 5TH NOVEMBER 10:00-10:30
SUNDAY 15TH NOVEMBER 12:15-12:45
TUESDAY 17TH NOVEMBER 9:15-9:45

Located to the highly sought after area of Golcar, this two-bedroom end-of-terrace property occupies a generous plot and benefits from three outbuilidngs, together with ample off-road parking. Although the property is in need of a programme of modernisation, it offers excellent potential and could prove to be an

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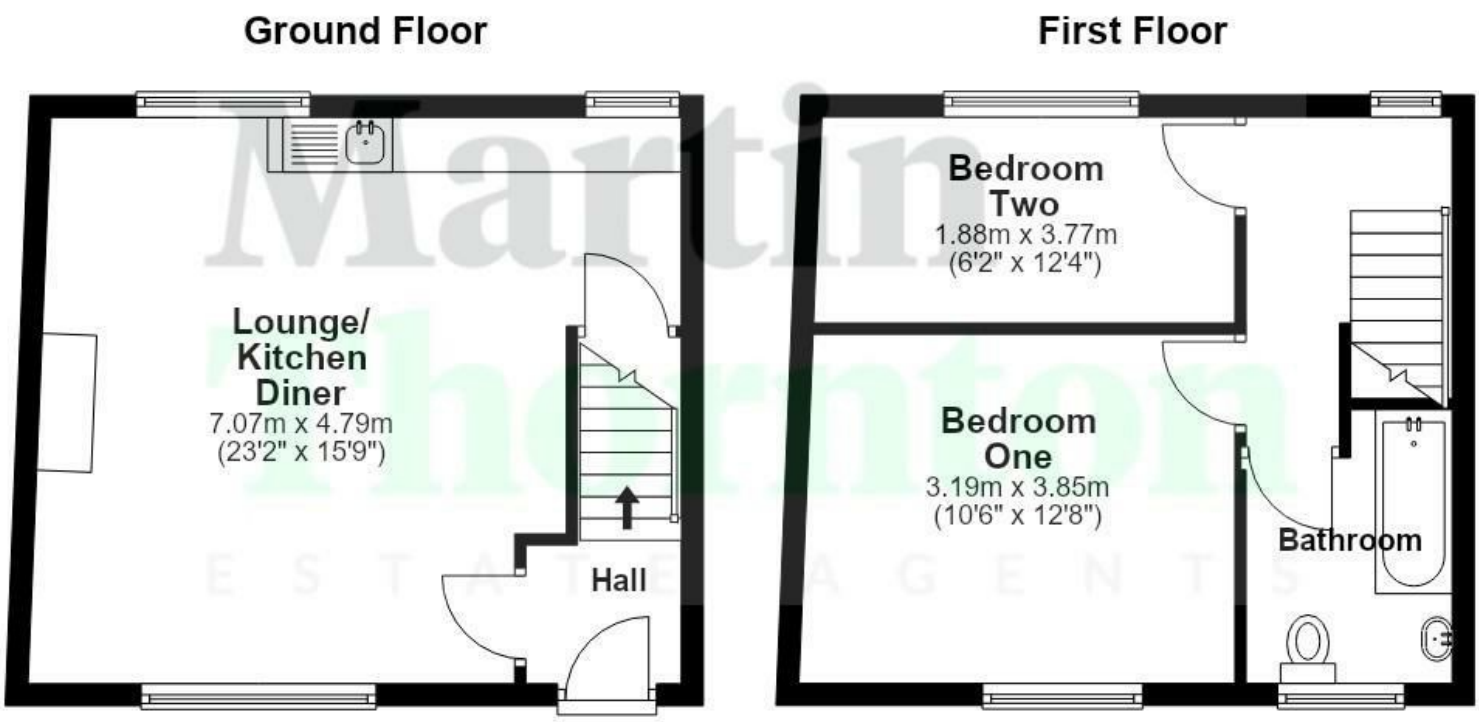
Leymoor Road, Golcar
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ideal opportunity for a first time buyer, a professional couple of an investor. Its convenient location provides easy access to the M62 motorway network, along with Golcar Village which offers a range of local amenities. The accommodation comprises an entrance hall leading to an open-plan living kitchen and dining area. On the first floor, there are two well-proportioned bedrooms and a house bathroom. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, the property benefits from a generously sized plot, with off-road parking and three useful outbuildings offering storage or the potential for a variety of uses. An internal viewing is highly recommended to appreciate the property's potential, location and generous outdoor space.

Leymoor Road, Golcar
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Floorplan



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

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Details

Entrance Hall
A uPVC door with a double-glazed insert opens to the entrance hall, which has a staircase rising to the first floor landing. There is decorative coving to the ceiling, hanging hooks for coats and a radiator. A timber door leads into the living dining kitchen.

Living Dining Kitchen
This open-plan room has a dual aspect with uPVC double-glazed windows to the front and rear elevations. There is a central ceiling light point, a gas fire set to a stone hearth and a radiator. The kitchen area is to the rear of the property and comprises a range of wall and base cupboards, roll-edge worktops with matching upstands and a stainless steel sink unit with twin taps. There is space for a freestanding fridge freezer and oven. This area is home to the Baxi central heating boiler. Natural light comes from a further uPVC double-glazed window and access can be gained to a useful cellar.



First Floor Landing
The landing has a uPVC double-glazed window to the rear elevation and access can be gained to the following rooms:

Bedroom One
This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There is a central ceiling light point, a radiator and access to loft space.



Leymoor Road, Golcar
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Details

Bathroom
The bathroom has a white suite comprising a low-level WC, a pedestal hand basin with twin taps and a panelled bath with twin taps. A uPVC double-glazed window allows natural light from the front elevation. There is a central ceiling light point and a radiator.



Bedroom Two
This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There is a central ceiling light point and a radiator



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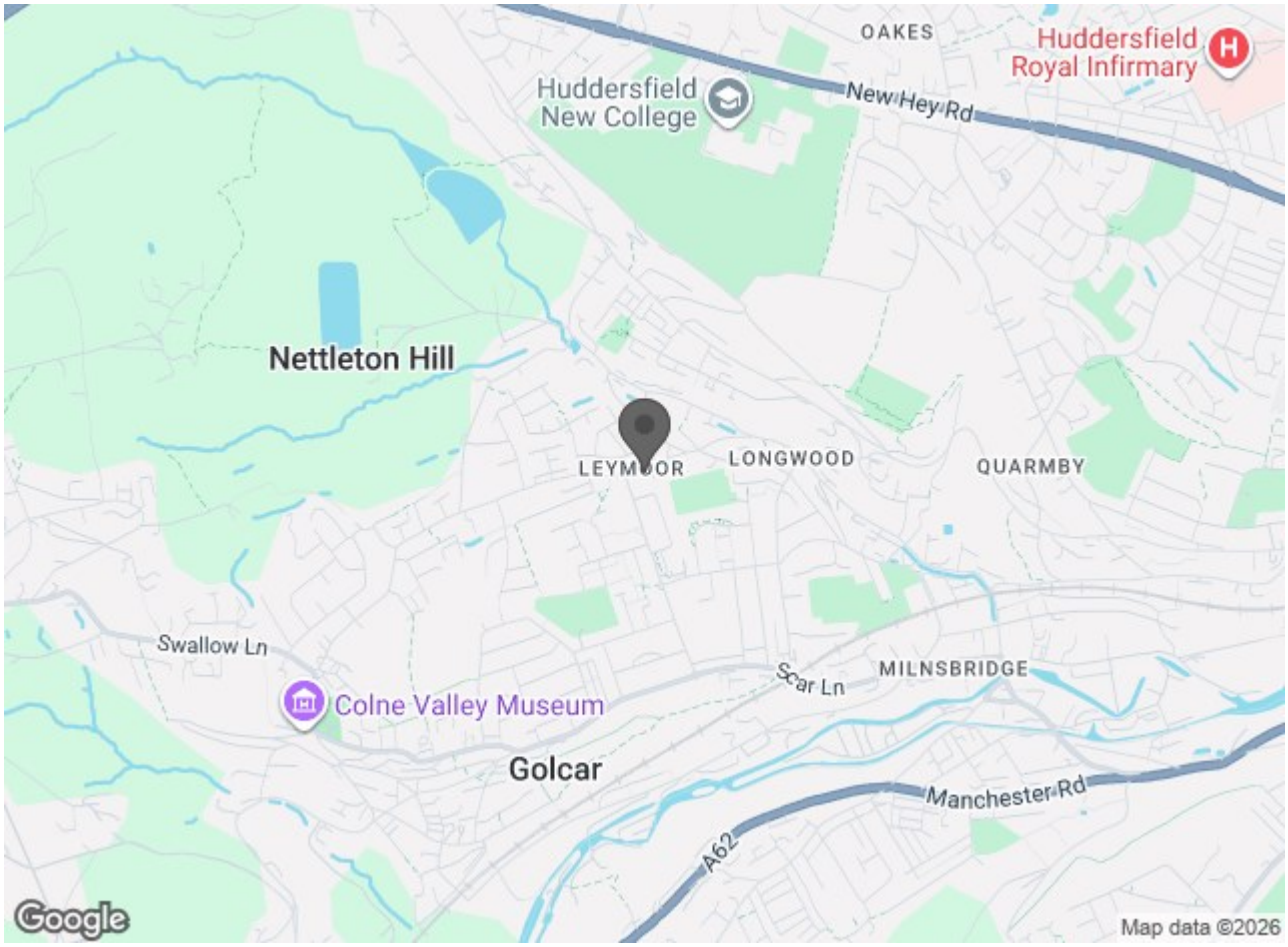
External Details
At the front of the property, there is a flagged patio area enjoying an easterly aspect. There are three sheds situated on a tarmacked area, with hardstanding for off-road parking, along with an outdoor light.



Tenure
The vendor informs us the property is Freehold.

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Directions



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