

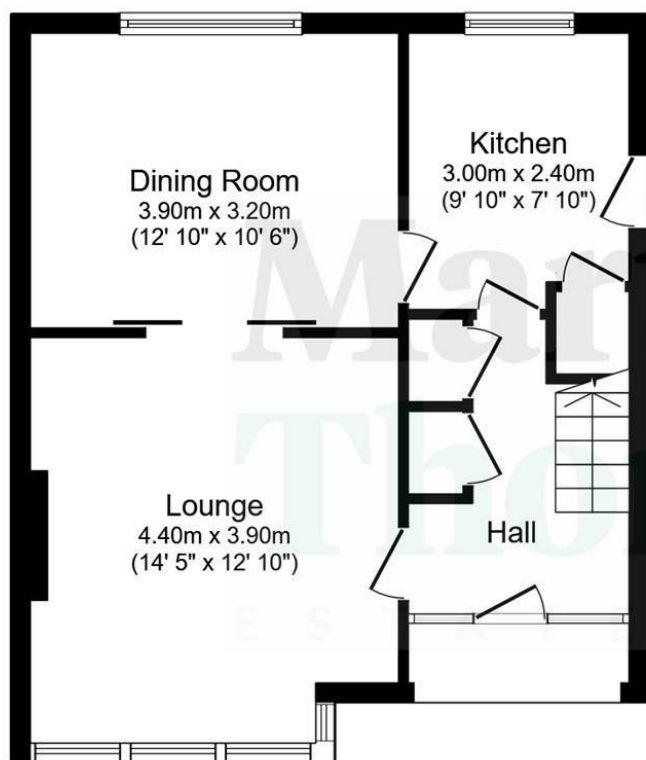
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## Wyverne Road, Golcar Huddersfield,

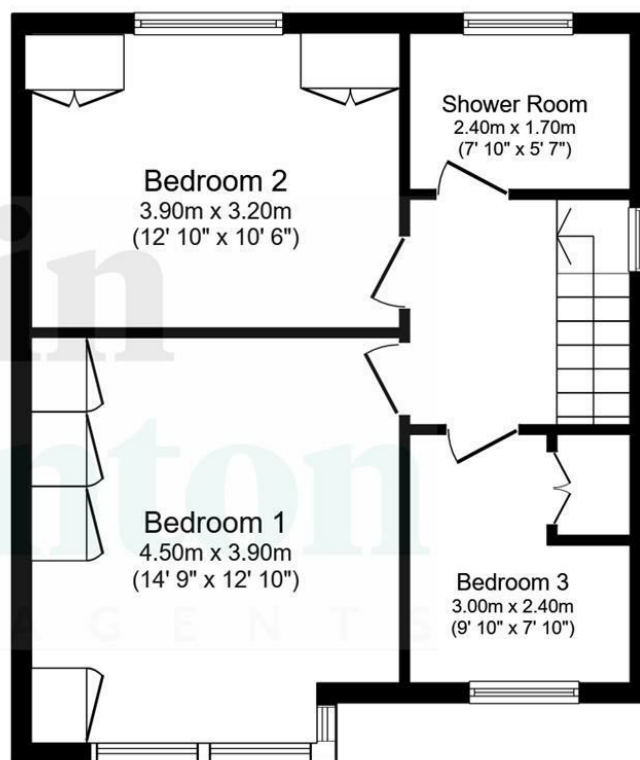
**Offers in the region of  
£270,000**

This spacious three-bedroom semi-detached home with bay windows is located in this popular area. Not all semi-detached houses are built the same and this one is certainly much larger than average. It offers a light and bright interior and comprises, on the ground floor, an entrance hallway, downstairs WC, large living room with wood burning stove and a rear open-plan dining kitchen with integrated appliances. On the first floor are three good-sized bedrooms, the two large doubles with built-in wardrobes, and a stylish shower room. The property has gas-fired central heating and uPVC double-glazing. Externally, the long driveway provides parking for several vehicles and access to the detached garage. The gardens have lawns and the rear garden has a timber decked seating area and a garden room/summerhouse. It would make a perfect hobby/games room or, with a little work, a home office/study. Viewing is highly recommended to appreciate all that is on offer.



Ground Floor

Floor area 47.8 sq.m. (515 sq.ft.)



First Floor

Floor area 47.8 sq.m. (515 sq.ft.)

Total floor area: 95.7 sq.m. (1,030 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](http://www.Propertybox.io)

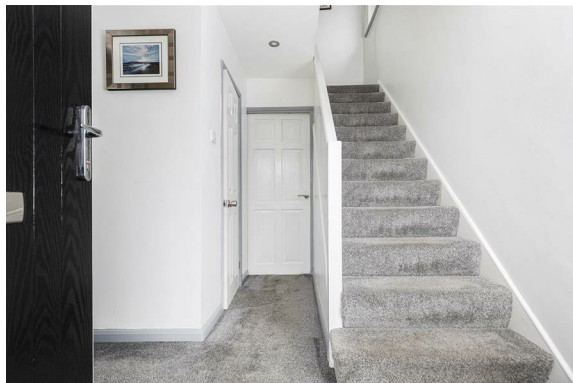
# Wyverne Road, Golcar Huddersfield,

## Details



### Entrance Hallway

A recessed open porch gives shelter from the elements and, from here, a composite door with opaque glazed screens gives access to the hallway. This has a staircase rising to the first floor accommodation, a cloaks cupboard, ceiling downlighting and a radiator. Access can be gained to the downstairs WC.



### Downstairs WC

This has a white two-piece suite comprising a corner wash hand basin with a brick style tiled splashback and a low-level WC. There is a mosaic effect tiled floor and ceiling downlighting.





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## Details



### Living Room

This large reception room is positioned at the front of the property and is particularly light and bright. It has neutral decor and a walk-in bay window with uPVC glazing. The focal point of the room is a wood burning stove set to a stone hearth. There are wall lights and a radiator. Sliding double doors lead to the dining kitchen.



### Dining Kitchen

The dining kitchen is positioned at the rear of the property and provides an open-plan eating and entertaining space. The kitchen area has wall cupboards and base units with woodblock style worktops and a one-and-half bowl sink. Integrated appliances comprise a four-ring gas hob with an illuminated canopy style filter hood above and an oven below. Further appliances include a slimline dishwasher, washing machine, fridge and freezer. There is oak style cushioned vinyl flooring, two uPVC windows and a stable style side door. The adjoining dining area can easily accommodate a large dining table. It has ceiling downlighting, two radiators (one of which is upright and contemporary) and a useful under stairs storage cupboard that houses the Worcester boiler for the heating system.



### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing. This has a side uPVC window and a drop down ladder providing access to the partly boarded loft area with power and lighting.

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### Bedroom One

This large double bedroom is positioned at the front of the property and has a bay window with uPVC glazing. It has a built-in treble wardrobe, space for more furniture and a radiator.



### Bedroom Two

This large double bedroom is positioned at the rear of the property and has a uPVC window. It has built-in double wardrobes with storage cupboards above, matching drawers and a dressing table. There is provision for a wall-mounted TV and a radiator.



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### Bedroom Three

This good-sized third bedroom is positioned at the rear of the property. It has a built-in bed base with storage beneath and a uPVC window with a pleasant long distance view towards Castle Hill in the distance. There is provision for a wall-mounted TV and a radiator.



### Shower Room

This room has a walk-in double shower cubicle with a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, ceiling downlighting and an upright chrome ladder style radiator. To the rear elevation is an opaque uPVC window.



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### External Details

In front of the property is a perimeter wall and a driveway to the right-hand side providing parking and access to the garage via metal gates. There is a level lawned garden with flowerbeds and borders, an integral house store, outside water and lighting. At the rear of the property is a lawned garden with timber decking and external power sockets.



### Garage

The garage has an electric up-and-over door, power and lighting. It has a side window and a personal door.

### Garden Room

The timber built garden room is in two sections, one of which has a tilt-and-slide PVC patio door. It could be utilised as a workshop or, with a little work, a home office/study. The slightly larger section has twin doors and a window, adjoining the timber decking in the garden. It could be an entertainment/games room, etc., depending on purchasers' requirements.

### Tenure

The vendor informs us that this property is freehold.

# Wyverne Road, Golcar Huddersfield,

Directions

