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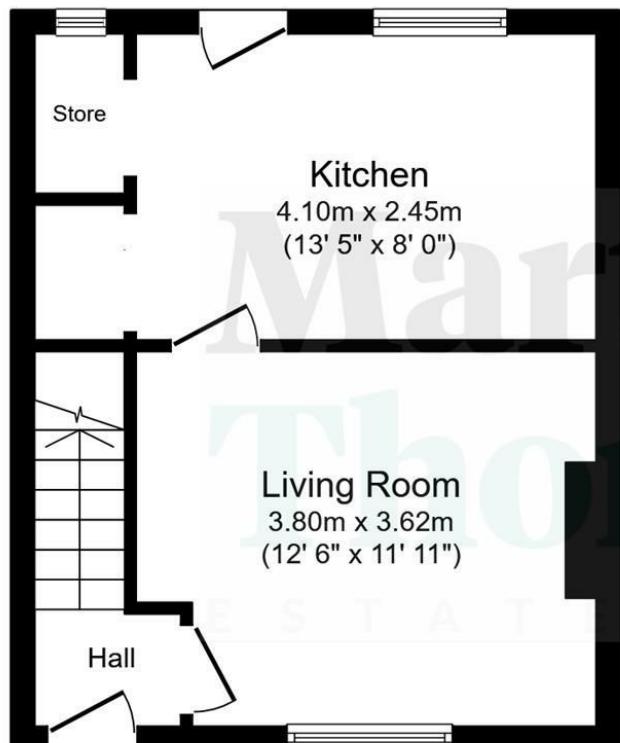
**Leymoor Road, Golcar  
Huddersfield,**

**Offers in the region of  
£170,000**

This two-double bedroom mid-terraced house in a block of four has a rear garden with a southerly aspect. It is conveniently located for local amenities within Golcar and nearby schooling. The property offers ideal first time buyer or young family accommodation in this well-regarded area. It briefly comprises an entrance lobby, good-sized living room, kitchen with oven and hob, adjoining utility and a large under stairs storage cupboard. On the first floor, there is access to useful storage within the loft space, two large bedrooms and a house bathroom. The property has gas-fired central heating and uPVC double-glazing. Externally, the rear garden is a main selling feature, with a full-width paved patio area.

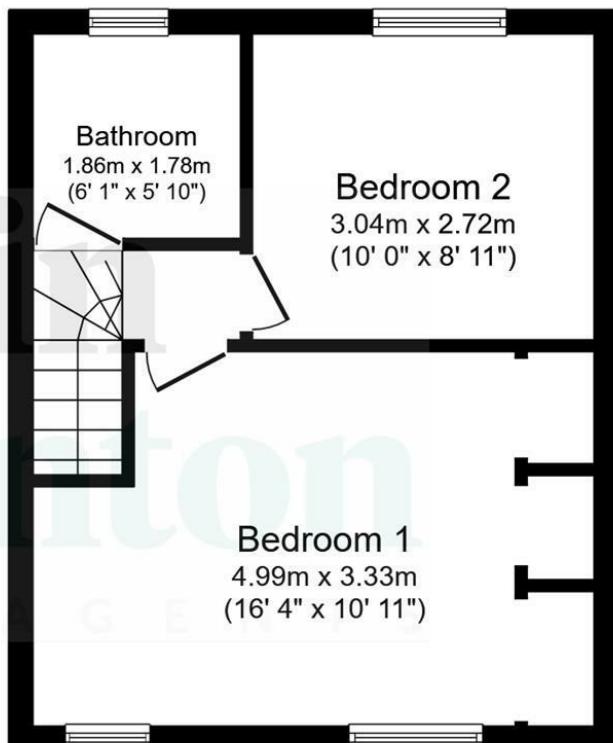


**Floorplan**



**Ground Floor**

Floor area 30.7 sq.m. (330 sq.ft.)



**First Floor**

Floor area 30.7 sq.m. (330 sq.ft.)

**Total floor area: 61.4 sq.m. (661 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)



### **Entrance Lobby**

An external uPVC door with a decorative opaque glazed panel gives access to the entrance lobby. This area is ideal for storing shoes and coats, etc., and has a staircase rising to the first floor accommodation. A panelled internal door opens into the living room.

### **Living Room**

This good-sized reception room is positioned at the front of the property and has oak effect vinyl cushioned flooring. There is an electric fire to the wide chimney breast and provision for a wall-mounted TV. The wide uPVC window maximises natural lighting and there is plenty of space for furniture. The room has coving to the ceiling, a radiator and a panelled door leads into the kitchen.



### **Kitchen**

The kitchen is positioned at the rear of the property and has units to high and low levels, worktops and a one-and-a-half bowl stainless steel sink. Integrated appliances include a four-ring gas hob with a canopy style filter hood above and a fan oven beneath. There is plumbing for a slimline dishwasher and space for a freestanding fridge freezer. The room has laminate flooring, ceiling downlighting and a radiator. The rear uPVC window overlooks the garden and a uPVC door with an opaque glazed panel provides access to the rear.



### **Utility**

This room houses the Ideal independent boiler for the central heating system and has plumbing for an automatic washing machine. There is a rear uPVC window.

### **Storage Cupboard**

Off the kitchen, there is a good-sized, useful under stairs storage cupboard.



### **First Floor Landing**

From the entrance lobby, a staircase rises to the first floor landing, which gives access to both bedrooms and the bathroom. Access can be gained to the loft area, which is utilised for storage.

### **Bedroom One**

This large double bedroom is positioned at the front of the property, which spans the width of the property and has two uPVC windows. Neighbouring properties have divided this room into two. There is plenty of space for furniture, coving to the ceiling and a radiator.



### **Bedroom Two**

This large double bedroom is positioned at the rear of the property, with plenty of space for furniture. It has a uPVC window and a radiator.





**Details**

**Bathroom**

The bathroom has a white three-piece suite comprising a panelled bath with a curved shower screen and a wall-mounted shower fitting from the heating system, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, coving to the ceiling and an upright chrome ladder style radiator. To the rear elevation, there is an opaque uPVC window.



**External Details**

In front of the property, there is a perimeter wall with stone gateposts and a metal gate leading to a paved pathway. The garden is designed for ease of maintenance, being predominantly paved with coloured slate, ideal for tubs, pots and planters. The rear garden is one of the properties main selling features, enjoying a southerly aspect, meaning that it can be a real sun trap. There is a full-width paved patio with an adjoining lawn and a gravelled area, ideal for a children's swing or trampoline, etc. There is perimeter walling and fencing.

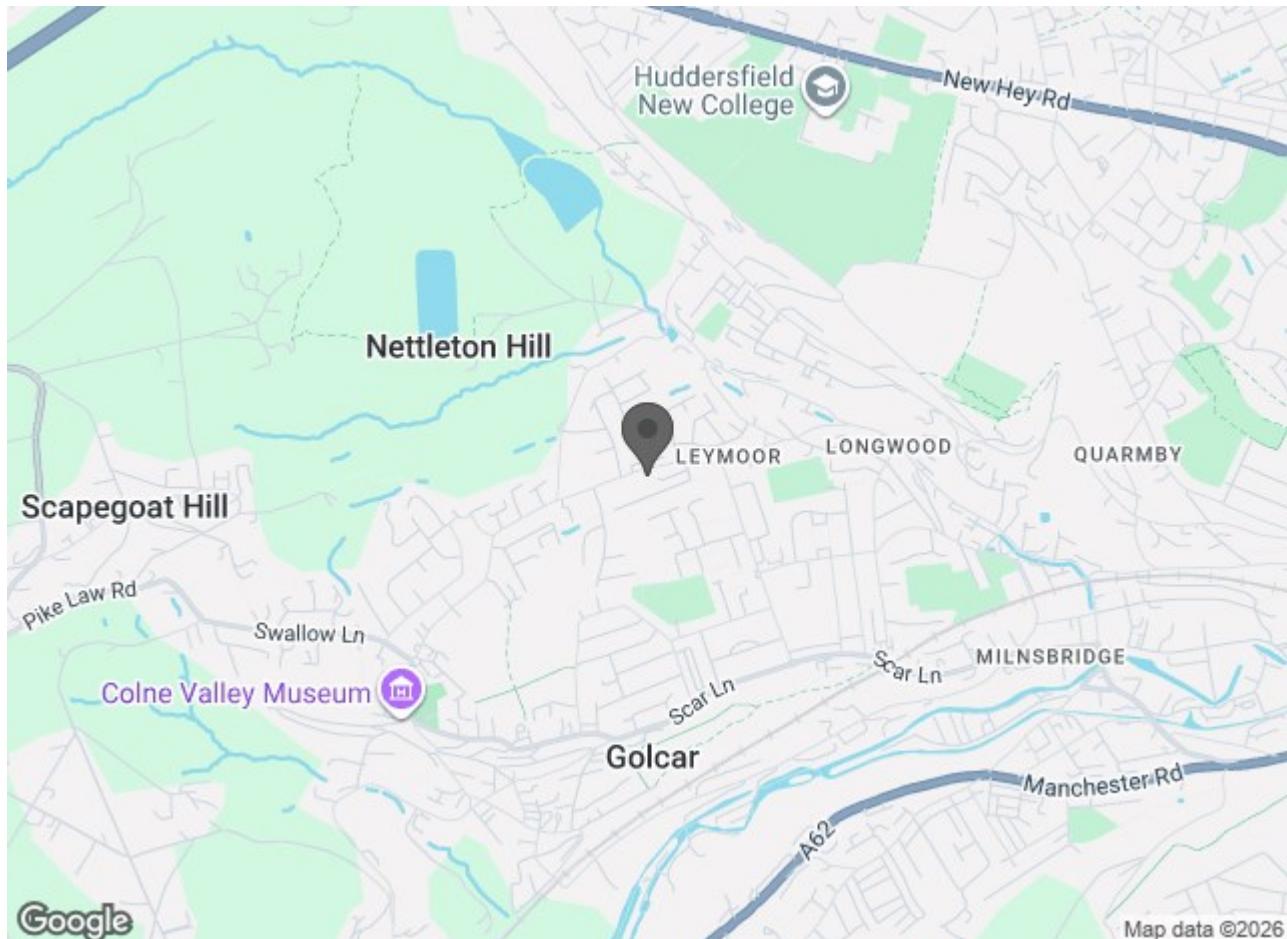


**Tenure**

The vendor informs us that this property is Leasehold.

**Leymoor Road, Golcar  
Huddersfield,**

Directions



**Martin  
Thornton**  
ESTATE AGENTS

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