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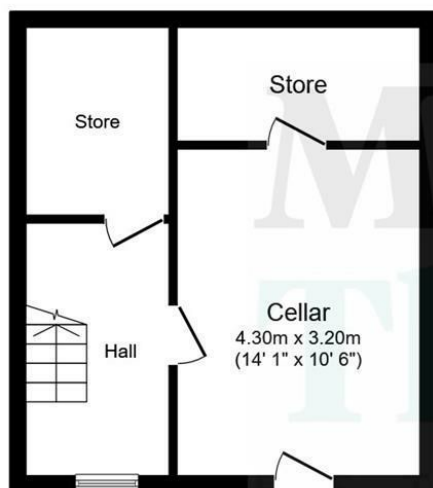
Myrtle Road, Golcar Huddersfield, Yorkshire

Offers over £170,000

This two double bedroom mid-terraced home has a southerly front aspect and is presented to a high standard throughout. It benefits from a stylish kitchen and bathroom. The light and bright interior has neutral decor and carpeting. The property would be an ideal first purchase or young family home in this popular area. The accommodation comprises an entrance lobby, living room with multi-fuel stove and breakfast kitchen with integrated appliances on the ground floor. The lower ground floor incorporates a useful utility/storeroom with a separate external door leading to the front garden. On the first floor, there are two large double bedrooms and a stylish bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, the front garden is perfect for outdoor eating and entertaining, and can be a real sun trap, with artificial grass and timber decking. There is informal parking at the rear.

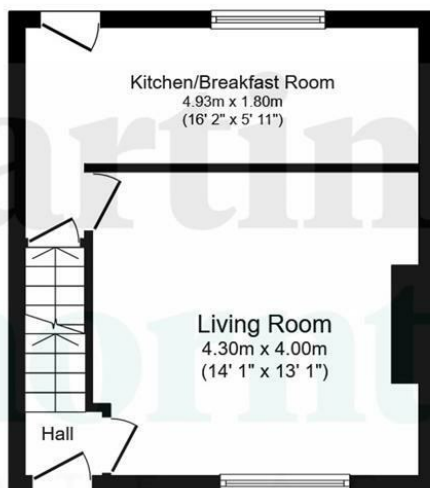
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Floorplan



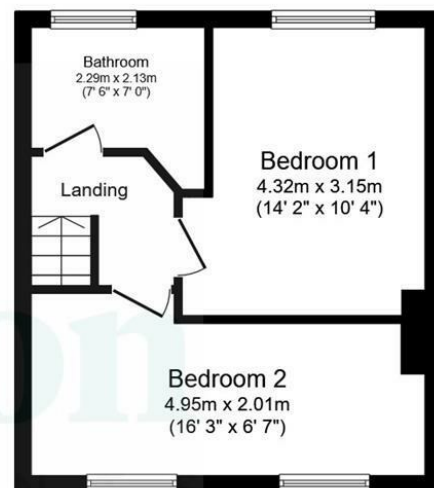
Basement

Floor area 31.9 sq.m. (343 sq.ft.)



Ground Floor

Floor area 31.3 sq.m. (336 sq.ft.)



First Floor

Floor area 31.9 sq.m. (343 sq.ft.)

Total floor area: 95.0 sq.m. (1022 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

Myrtle Road, Golcar Huddersfield, Yorkshire

Details



Entrance Lobby

An external uPVC door with opaque glazed panels and a matching overlight gives access into the entrance lobby. This has laminate flooring, a staircase rising to the first floor accommodation and an oak internal door opens into the living room. The lobby is presented to a high standard and sets the tone for the remaining accommodation.

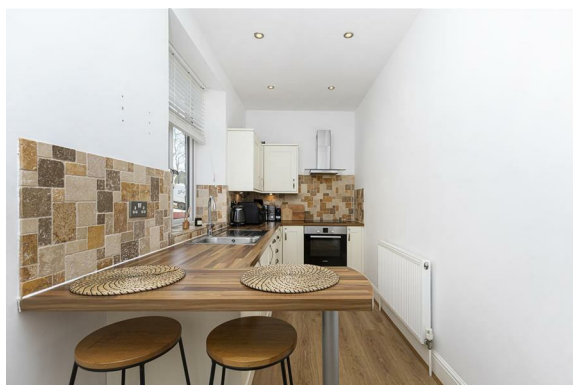
Living Room

This light and bright room is positioned at the front of the property and enjoys a southerly aspect, with a large uPVC window maximising natural lighting, complemented by a neutral colour palette. The focal point of the room is a glazed door Flavel multi-fuel stove, standing on a stone hearth and recessed to the chimney breast with an oak mantel above. There is provision for a wall-mounted TV above. The room has plenty of space for furniture, a continuation of the oak effect flooring and a radiator. An oak internal door leads into the kitchen.



Kitchen

The kitchen is positioned at the rear of the property and has a continuation of the oak effect flooring. It has contemporary units to high and low levels, with working surfaces, tiled splashbacks and a stainless steel sink. Integrated appliances comprise a Bosch fan oven, an induction hob with a canopy style filter hood above, a slimline dishwasher and a fridge. There is LED lighting within the base unit plinths and the worktops extend to create a small breakfast bar. The room has ceiling downlighting, a rear uPVC window and a matching external door to that in the entrance lobby. There is also a radiator. An oak internal door leads to steps, which give access to the lower ground floor. At the bottom of the steps, there is space for freestanding appliances, such as a fridge freezer.



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Lower Ground Floor Room

This room is perfect for use as a utility or a workshop, etc., with power, lighting and water supplies. It houses the Viessmann central heating boiler and has plumbing for an automatic washer. The rear portion of the room serves as handy storage. There is an external uPVC door leading out into the garden.

First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing, which has a balustrade incorporating a glazed panel and a radiator. The first floor rooms also all have oak doors.

Bedroom One

Positioned at the rear of the property, this large double bedroom is well appointed with a neutral colour scheme and carpeting. It has provision for a wall-mounted TV, plenty of space for fitted or freestanding furniture, a rear uPVC window and a radiator.



Bedroom Two

Positioned at the front of the property and running the full width of the home, this large double bedroom is light and bright with two uPVC windows enjoying a southerly aspect. There is plenty of space for fitted or freestanding furniture, a neutral colour scheme and a radiator. Access can be gained to the loft space.



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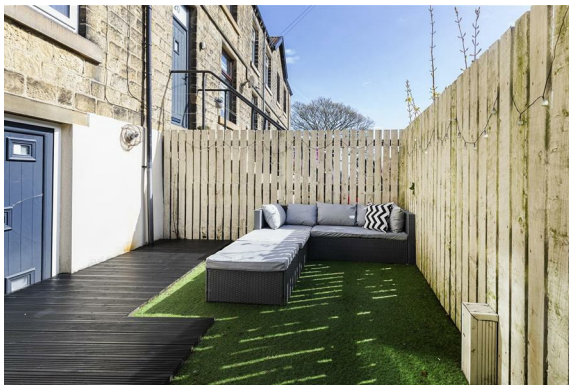
House Bathroom

The stylish house bathroom has been updated in more recent times and has a contemporary three-piece suite. The bath has a shower screen and an overhead waterfall style shower fitting. There is a rectangular trough style hand basin with drawers beneath and a low-level WC. The walls and floor are tiled and the aqua panelled ceiling has downlighting. There is an extractor fan, a high level opaque uPVC window and a ladder style radiator.



External Details

The front garden is a real sun trap and has been designed for ease of maintenance. It makes a perfect eating and entertaining space, with perimeter walling and fencing, artificial grass and a timber decked area. There is an external uPVC door providing access to the lower ground floor utility/storeroom, and stone steps up to the entrance door. At the rear, there is informal parking and a concrete area, ideal for bin storage and/or a garden lock box.



Tenure

The vendor informs us the property is freehold.

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Directions

