

martin-thornton.com
01484 508000



Heathfield Road, Golcar Huddersfield,

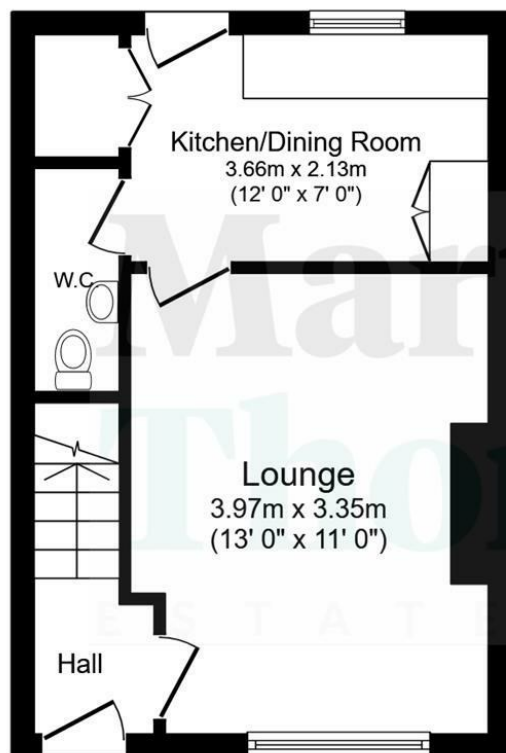
**Offers in the region of
£150,000**

Located in the popular residential area of Golcar, within a short drive of the amenities available in Golcar village and with excellent access to the M62 motorway network serving both Leeds and Manchester city centres, is this well-presented two-bedroom terraced property.

The property is turn-key ready, making it an ideal purchase for a first-time buyer or professional couple. The accommodation briefly comprises an entrance hall, lounge with feature fireplace, kitchen/diner to the rear and a downstairs cloakroom WC.

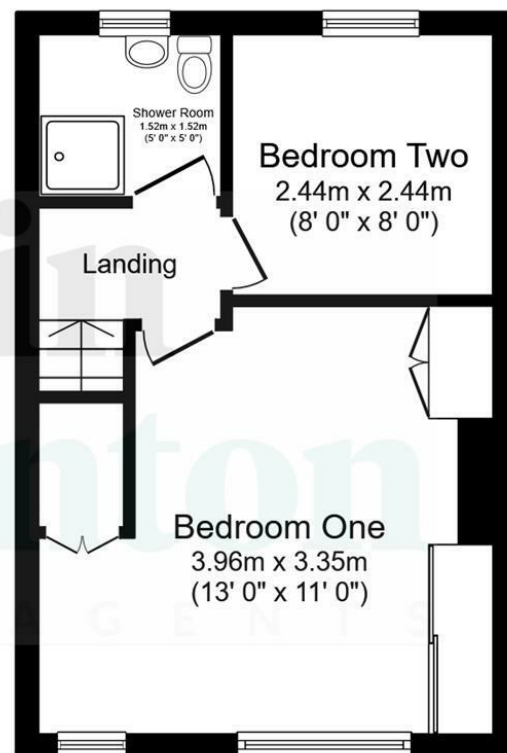
To the first floor are two good-sized double bedrooms and a house shower room.

Externally, the property benefits from a low-maintenance garden to the front, while to the rear there is a fenced garden, enjoying a desirable southerly aspect.



Ground Floor

Floor area 27.8 sq.m. (299 sq.ft.)



First Floor

Floor area 27.8 sq.m. (299 sq.ft.)

Total floor area: 55.6 sq.m. (598 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

Heathfield Road, Golcar Huddersfield,

Details



Entrance Hall

A uPVC door with double glazed inserts and a matching overhead panel opens to the entrance hall where there is inset matting, hanging hooks for coat storage, a ceiling light point, fan heater and a staircase leading to the first floor landing with feature panelling.



Lounge

The living room has coving to the ceiling, a ceiling light point, radiator and has been recently carpeted. There is a uPVC double glazed window overlooking the front elevation, allowing plenty of natural light into the room. The focal point of the room is a feature fireplace with a capped fire.



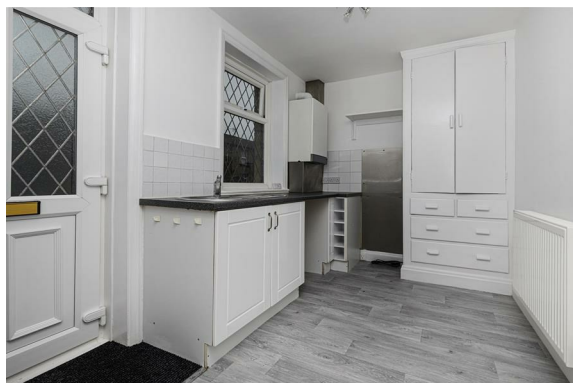
Heathfield Road, Golcar Huddersfield,

Details



Kitchen/Diner

The kitchen diner has a range of base cupboards, drawers, roll edge worktops, there is a space and plumbing for an automatic washing machine, space for a free standing oven, and a pantry style cupboard with underneath drawer storage and shelving options. An inset stainless steel sink unit with mixer tap over, natural light coming in via a large uPVC double glazed window overlooking the rear elevation. There is a ceiling light point and a useful additional storage cupboard with light coming from a uPVC and double glazed window. The kitchen area is also home to the Potterton combination boiler. There is a uPVC door leading out to the rear garden.



Downstairs WC

A timber door leads through to the cloakroom WC which comprises a Saniflo low flush WC, wall hung hand basin with a overlying twin taps and wall light point, with appropriate tiling to the walls. There is continuation of the vinyl style flooring. This room is home to the property's electric fuse box.



First Floor Landing

To the first floor landing there is continuation of the paneling up the staircase, access to loft space, a ceiling light point and from here access can be gained to the following rooms.

Heathfield Road, Golcar Huddersfield,

Details



Bedroom One

This double room is located to the front of the property and has two uPVC double glazed windows overlooking the front elevation. There is a central ceiling light point, radiator and useful fitted wardrobes to both alcoves. There is also an additional storage cupboards with hanging rails and shelving options over the bulkhead.



Bedroom Two

Bedroom two has a uPVC double glazed window overlooking the rear garden and beyond. There is a central ceiling light point, and a radiator.



Heathfield Road, Golcar Huddersfield,

Details



Shower Room

Having a white suite comprising a low flush WC, pedestal hand basin with overlying twin taps, there is a shower cubicle with a sliding glass door, home to a Myra mains shower. There is vinyl style flooring, appropriate tiling to the walls, a uPVC double glazed window, central ceiling light point and a ladder style heated towel rail.



External Details

To the front of the property there is a low-maintenance pebbled and walled garden area, with a wrought iron access gate leading up to the property's front door. On-street parking is available on a first-come, first-served basis. To the rear is a lovely enclosed lawned garden, featuring a tarmacked pathway, lockable storage and a dedicated seating area, perfect for outdoor entertaining. The garden enjoys a pleasant southerly aspect.



Tenure

The vendor informs us that this property is Freehold.

Heathfield Road, Golcar Huddersfield, Directions

