

martin-thornton.com
01484 508000



Heathfield Mews, Golcar Huddersfield,

Offers over £270,000

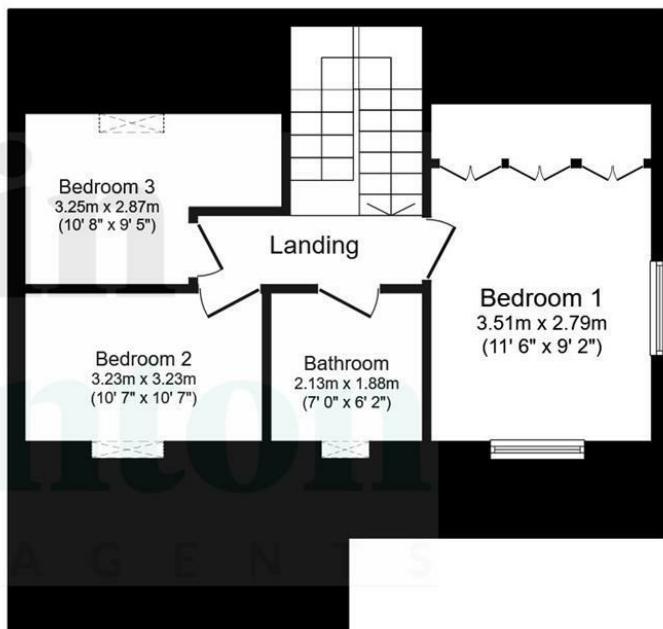
This stone built, four-bedroom detached family home enjoys a cul-de-sac setting and is larger than first impressions may imply. It stands within a mews style courtyard development in this popular and convenient location, with a garage, side driveway and additional parking space. The flexible accommodation comprises an entrance vestibule, open-plan dining kitchen with integrated appliances, downstairs WC, living room with a dual aspect and ground floor fourth bedroom, which alternatively could be used as a home office/playroom/gaming room. On the first floor, there are three bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and majority uPVC double-glazing. Externally, there is a triangular lawned garden, provision for parking and a garage. The enclosed rear garden has a good-sized patio and an artificial grassed area. An early inspection is advised to appreciate the accommodation on offer.



Floorplan



Ground Floor
Floor area 55.3 sq.m. (595 sq.ft.)



First Floor
Floor area 54.2 sq.m. (584 sq.ft.)

Total floor area: 109.5 sq.m. (1,179 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



Entrance Vestibule

An external composite door with a high-level opaque glazed panel gives access to the entrance vestibule. This has uPVC glazing to two elevations and decorative tiled flooring. It is ideal for storing shoes and coats, etc. An internal door leads into the dining kitchen.

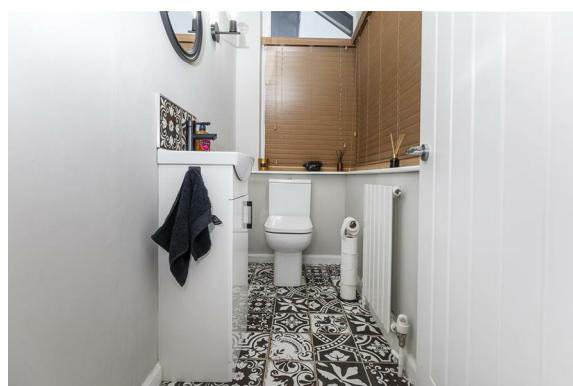
Dining Kitchen

This large open-plan eating and entertaining room runs the full length of the property. The kitchen area is positioned at the far end and has wall cupboards and base units, worktops with matching upstands, extending to create a breakfast bar with space for stools beneath, and a one-and-a-half bowl sink. It has a decorative tiled floor to match the entrance lobby. Integrated appliances include a four-ring gas hob with a contemporary filter hood above, a double oven, fridge, freezer and dishwasher. There is plumbing for an automatic washing machine. There is provision for a wall-mounted TV, an opaque uPVC side window and a composite and glazed rear door leading to the enclosed garden. The adjoining dining area is positioned at the front of the property and has a uPVC, two contemporary upright radiators and ceiling downlighting.



Downstairs WC

Off the dining kitchen, the downstairs WC has a white two-piece suite comprising a wash hand basin with storage beneath and a low-level WC. There are uPVC windows to the side and front elevations, decorative floor tiling, matching tiled splashback, a stylish radiator and wall light points.





Living Room

From the dining kitchen, twin doors lead into the spacious living room. It has a dual aspect, with side and front uPVC windows, and plenty of space for furniture. A contemporary fire surround incorporates an electric fire. There is provision for a wall-mounted TV and a useful under stairs storage cupboard, perfect for storing shoes and coats, etc., which houses the boiler for the central heating system. There is ceiling downlighting, a radiator and access to bedroom four/home office.



Bedroom Four/Home Office

This multipurpose space and is currently utilised as a ground floor fourth bedroom, but it could equally be a home office, perfect for those working from home, or a gaming room, etc. It has a side uPVC window and a radiator.



First Floor Landing

From the living room, a staircase rises to a half landing, which has a large Velux window with a blackout blind. The stairs continue up to the landing itself, which has ceiling downlighting.



Bedroom One

This double bedroom is positioned at the front of the property and enjoys a dual aspect, making it particularly light and bright. It has a large triangular window to the front and a window to the side elevation. There is built-in full-width storage with hanging rails and, beyond this, further storage with in the eaves space. The room has provision for a wall-mounted TV, downlighting and a radiator.



Bedroom Two

This double bedroom is positioned at the front of the property and has plenty of space for furniture. It has a large Velux window with a blackout blind and a radiator.





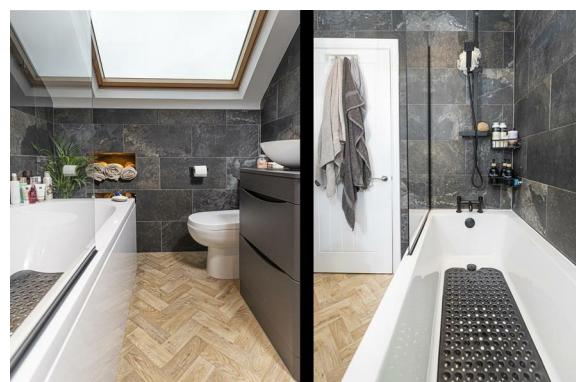
Bedroom Three

This third double bedroom has plenty of space for furniture, a large Velux window with a blackout blind and a radiator.



House Bathroom

The stylish house bathroom has a white suite comprising a bath with a wall-mounted hand-held shower attachment and an overhead waterfall style shower fitting, a circular wash hand basin with storage beneath, and a low-level WC with a concealed cistern. There are recessed illuminated alcoves, perfect for towels and toiletries, and tiling to the walls. The room has a large Velux window to the front elevation, an illuminated circular mirror, downlighting and an upright ladder style radiator.



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Details



External Details

In front of the property, there is a driveway providing parking and access to the garage. The front garden is enclosed with perimeter fencing and a side wall. It has external lighting, a lawn and a paved pathway. The rear garden is enclosed by perimeter fencing, making a pleasant outdoor eating and entertaining space. It has a large paved patio with an adjoining artificial grass area, external lighting and water source.



Garage

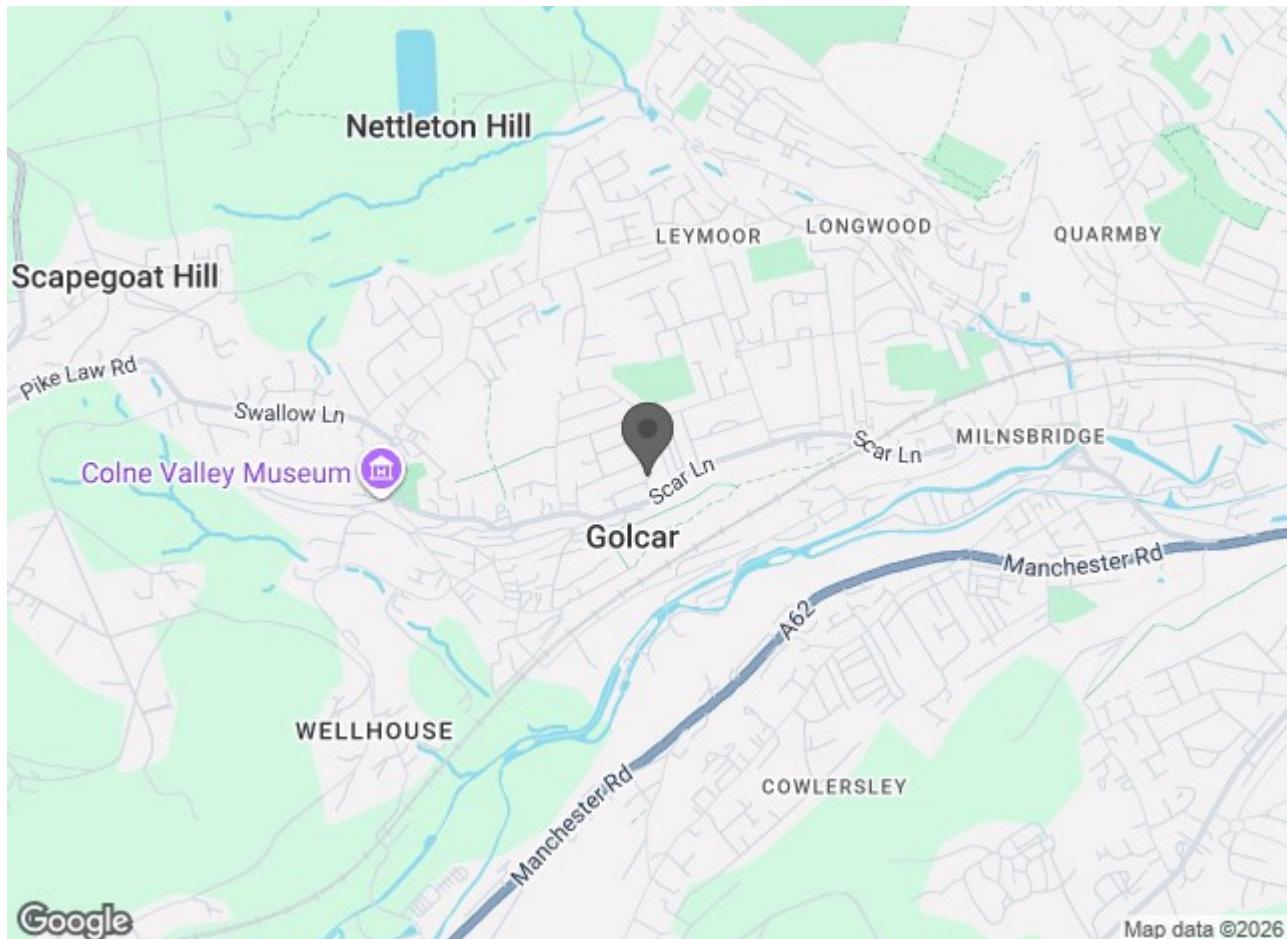
The garage has an up-and-over door, power and lighting.

Tenure

The vendor informs us that the property is freehold.

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Directions



**Martin
Thornton**
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