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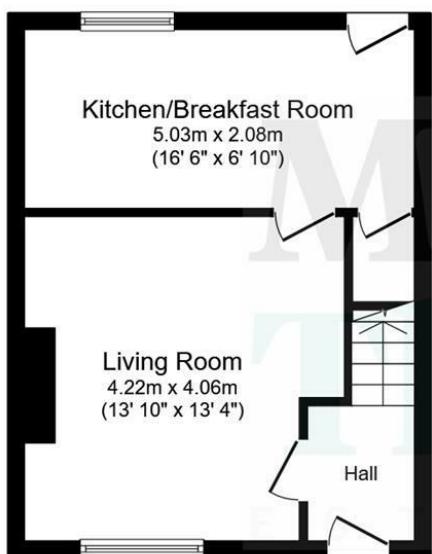
**Handel Street, Golcar  
Huddersfield,**

**Offers in the region of  
£200,000**

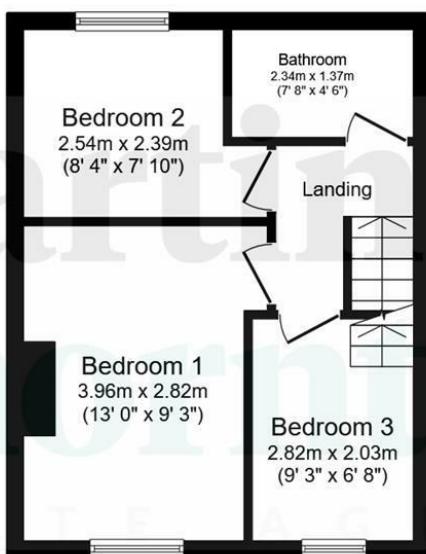
This three-bedroom mid-terraced property is presented to a high standard throughout, having undergone a programme of modernisation. It has a light and bright interior, with the front of the property enjoying a southerly aspect. This spacious home is located in a popular area and offered with the advantage of no onward chain. The accommodation is arranged over three floors and comprises an entrance lobby, good-sized living room and breakfast kitchen with integrated appliances on the ground floor. There is a utility on the lower ground floor with units and worktops and a stylish WC with a two-piece suite. On the first floor are three bedrooms and a stylish bathroom. The property benefits from a gas-fired central heating system, uPVC double-glazing and an alarm system. Externally, there is a pathway and gravelled borders to the front.



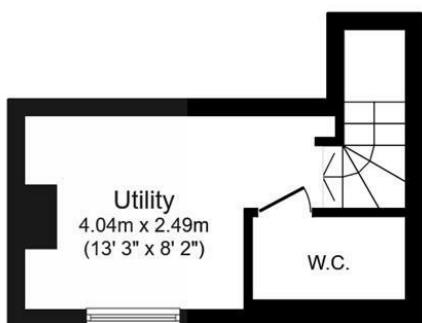
**Floorplan**



**Ground Floor**  
Floor area 32.1 sq.m. (346 sq.ft.)



**First Floor**  
Floor area 32.1 sq.m. (346 sq.ft.)



**Second Floor**  
Floor area 12.8 sq.m. (138 sq.ft.)

**Total floor area: 77.0 sq.m. (829 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 entrance door with opaque glazed panels and a matching glazed over light gives access to the entrance lobby. It has a decorative ceiling arch, light and bright decor, grey carpeting and a radiator. A staircase rises to the first floor accommodation and an oak door opens into the living room.

### **Living Room**

This light and bright room is positioned at the front of the property, enjoying a southerly aspect. It has uPVC window, neutral decor and grey carpeting. The focal point of the room is a glazed door multi-fuel stove upon a stone flagged hearth, with exposed brickwork. There is plenty of space for furniture and a radiator. An oak door leads into the breakfast kitchen.



### **Breakfast Kitchen**

This room has stylish units to high and low levels, with oak worktops extending to create a breakfast bar area, and brick style tiled splashbacks. Integrated appliances include a Bosch oven, hob and canopy style filter hood, dishwasher and fridge. There is a stainless steel sink, ceiling downlighting, oak effect flooring and a radiator. To the rear elevation, there is a uPVC window and a door. Off the dining kitchen, an oak door leads down to the utility.



### **Utility**

This lower ground floor room has matching units to those of the kitchen and a stainless steel sink. Concealed is the boiler for the gas-fired central heating system. There is ceiling downlighting, feature floor tiling, a uPVC window and a radiator.

### **WC**

The stylish WC has a two-piece suite comprising a rectangular trough-style wash hand basin with drawers beneath and a low-level WC with a concealed cistern. There is feature floor tiling, ceiling downlighting and an upright chrome ladder style radiator.



**First Floor Landing**

From the entrance lobby, a staircase rises to the first floor landing, which has spindle balustrading. Oak doors lead to the following rooms:



**Bedroom One**

This light and bright double bedroom is positioned at the front of the property, enjoying the southerly aspect and long distance views across and down the valley from a uPVC window. There is plenty of space for furniture, ceiling downlighting and a radiator.



**Bedroom Two**

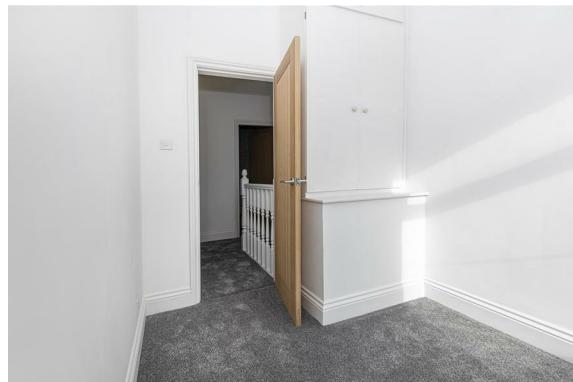
This double bedroom is positioned at the rear of the property. It has a uPVC window and a radiator.





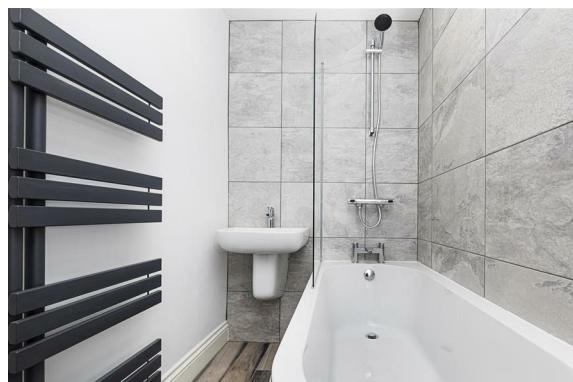
**Bedroom Three**

This good-sized single room is positioned at the front of the property, enjoying the southerly aspect and a similar outlook to that of bedroom one from a uPVC window. There is built-in storage over the staircase comprising a wardrobe with a hanging rail and shelving. There is also a radiator.



**House Bathroom**

The stylish bathroom has a white three-piece suite comprising a bath with a Grohe shower fitting over and a curved shower screen, a wall-mounted wash hand basin and a low-level WC. There is appropriate tiling to the walls, feature floor tiling, ceiling downlighting an extractor fan and a stylish ladder style radiator. To the rear elevation, there is an opaque uPVC window.





**External Details**

At the front of the property, there is a footpath with a gravelled area to either side and flowerbeds. It is an ideal space for tubs, pots and planters, etc.

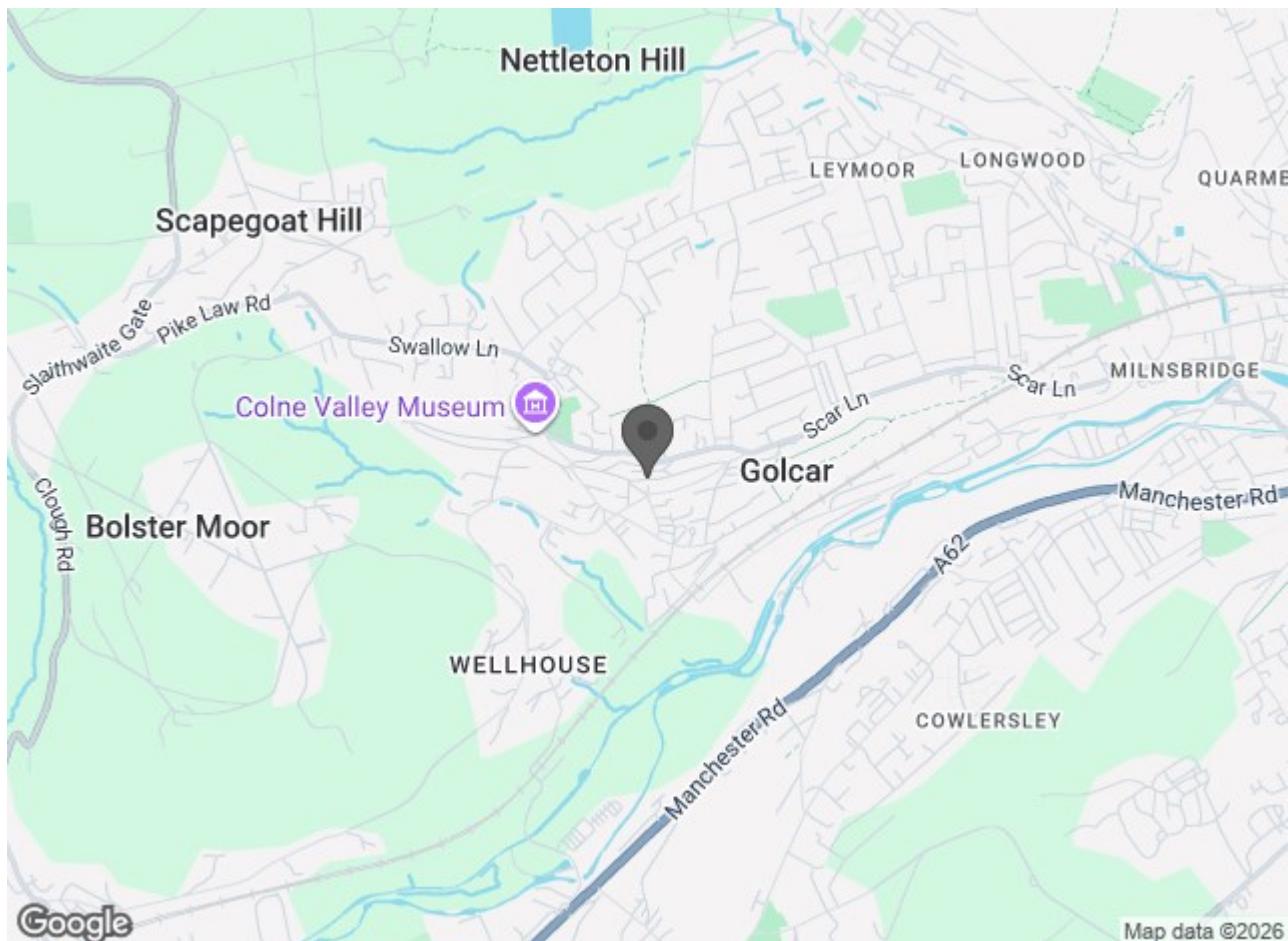


**Tenure**

The vendor informs us that the property is freehold.

# Handel Street, Golcar Huddersfield,

Directions



**Martin  
Thornton**  
ESTATE AGENTS

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