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01484 508000



Longcroft Yard, Golcar Huddersfield,

£950 Per month

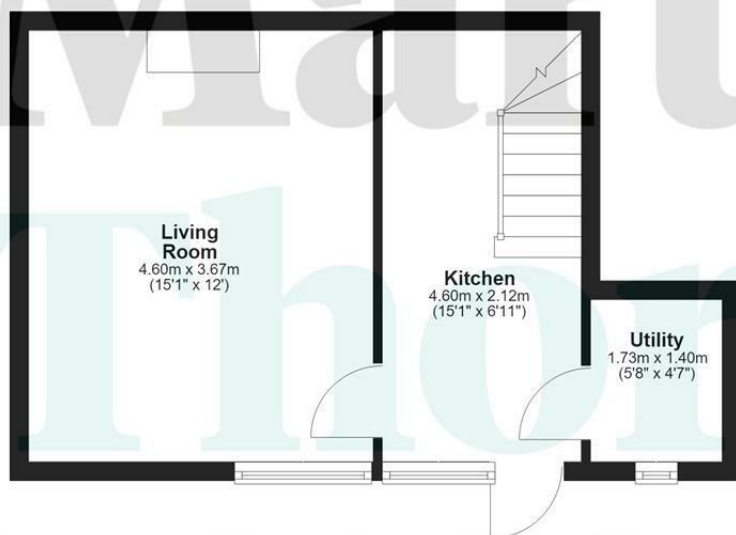
Tucked away in a charming courtyard setting, this beautifully presented, two-bedroom Grade II Listed cottage offers an abundance of character and style. It is situated in the sought after area of Golcar and ideally located close to a range of amenities, including shops, cafés and well-regarded schooling, whilst benefitting from excellent access to the M62 motorway network, providing links to Leeds and Manchester. The accommodation comprises a well-appointed kitchen with integrated appliances and a spacious living room with a stunning Inglenook fireplace with a multi-fuel stove, creating a warm and inviting focal point. On the first floor, there are two bedrooms, the second bedroom incorporating a mezzanine area, ideal for those working from home as a study/office space. Completing the first floor accommodation is a contemporary stylish shower room. Externally, the property enjoys an attractive front garden area with a delightful seating area, perfect for relaxing and enjoying the peaceful courtyard setting. There is an outhouse/workshop, currently used to house the logs for the multi-fuel stove. Viewing is highly recommended.

**Longcroft Yard, Golcar
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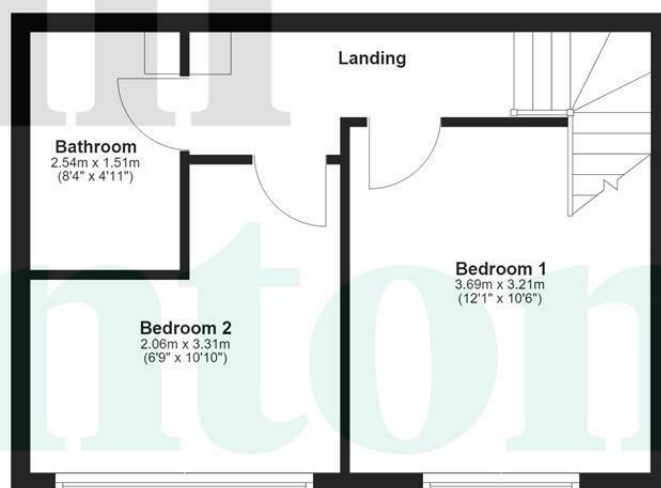
Floorplan



Ground Floor



First Floor



Longcroft Yard, Golcar Huddersfield,

Details



Entrance

A stable style door with glazed insert opens to the kitchen area.

Kitchen



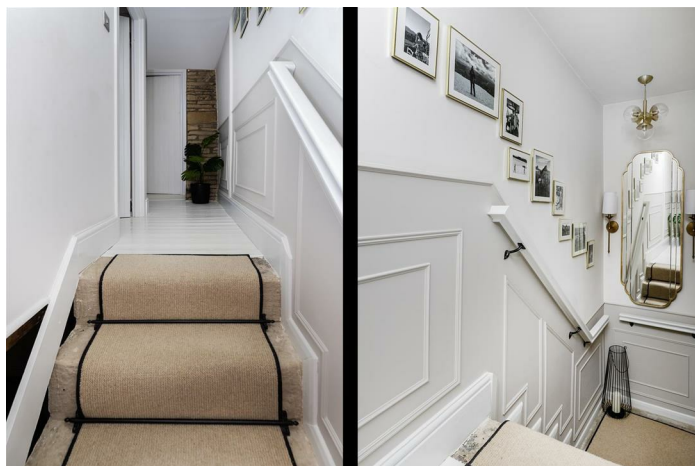
The kitchen area has a range of modern wall and base cupboards, drawers, oak worktops, brick style tiled surrounds and a Belfast sink with twin taps. Integrated appliances include a microwave, wine cooler, slimline dishwasher, a filter hood and a range style Cookmaster oven. The room has bin storage and timber framed stone mullion windows allowing natural light from the front elevation, with tiling to the window sill. There is exposed stonework to the floors, an exposed beam to the ceiling, a ceiling light point and a radiator. From the kitchen area, a staircase with decorative panelling leads to the first floor landing. A stable style door leads to the pantry/boiler room, which has stone working surfaces. This area is home to the central heating boiler. It has a timber framed window and space for an automatic washing machine.

Living Room



This room enjoys a continuation of the exposed stonework to the floor and has lots of character, including exposed stonework to one wall and timbers to the ceiling. The focal point of the room is a stunning Inglenook fireplace, home to a wood burner. There are three wall light points, a radiator and a timber framed stone mullion window allowing natural light from the front elevation.

First Floor Landing



From the kitchen area, a staircase leads up to the first floor landing, which has timbers to the floor and exposed stonework. There is feature panelling to the wall.

Longcroft Yard, Golcar Huddersfield, Details



Bedroom One



This spacious double bedroom has original wood flooring and beams. There is a central ceiling light point and timber framed glazed windows with stone mullions allowing natural light from the front elevation.

Bedroom Two



This bedroom has a large window with stone mullions to the front elevation and stairs rising to a mezzanine floor with characterful beams. This room could be utilised as a home office and has a continuation of the original timber flooring, a radiator and a ceiling light point.

House Bathroom



The bathroom has a white suite comprising a low-level WC, vanity hand basin with inset bowl sink unit, drawers beneath and marble style top, and a walk-in shower cubicle, home to a waterfall style shower fitting. The room has mosaic style tiling to the floor, appropriate contrasting tiling to the walls and exposed stonework. There is a stable style door, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. Four feature glazed panels allow natural light from bedroom two.

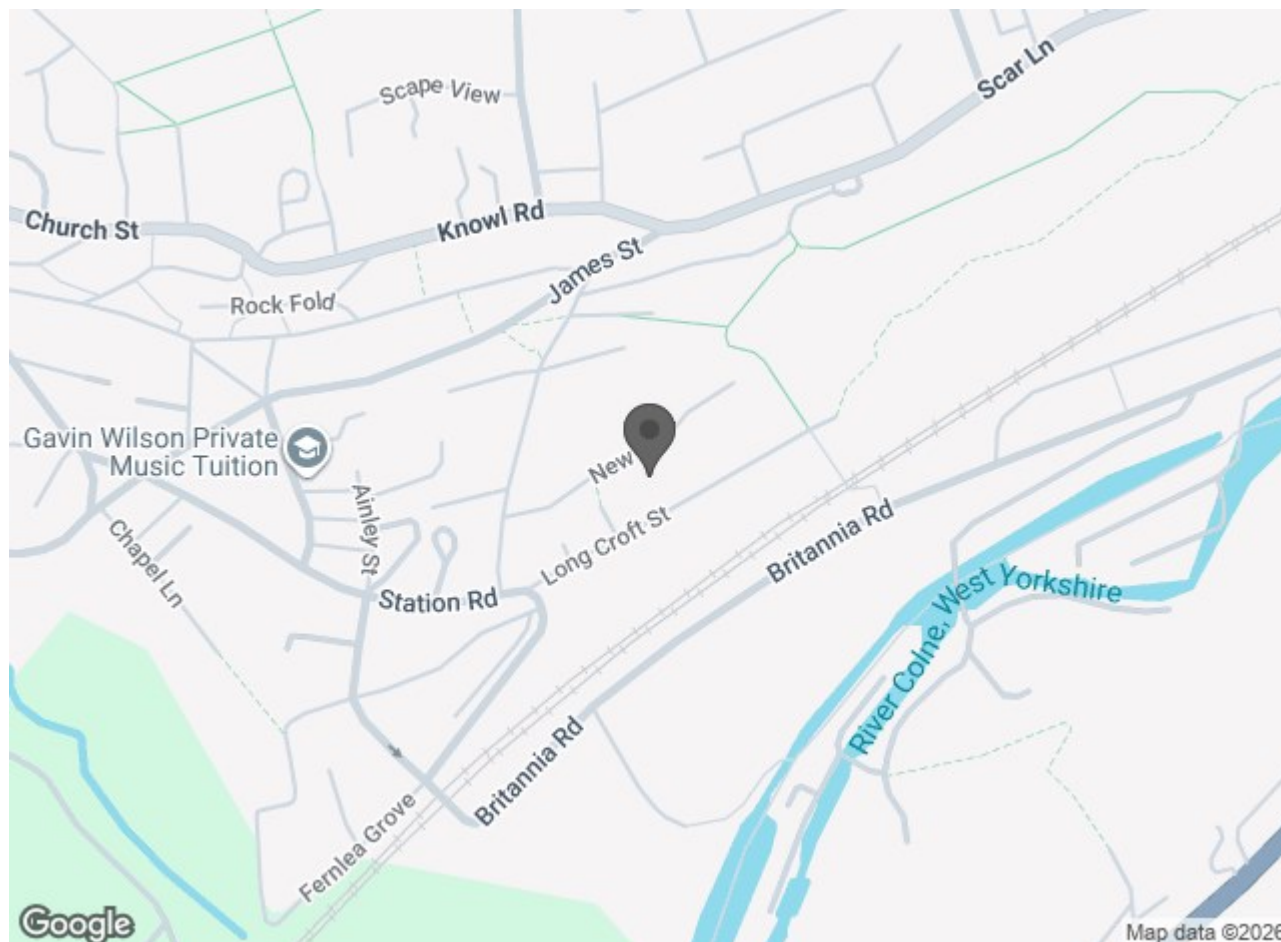
External Details



At the front of the property, there is a fenced and enclosed garden with an Indian slate patio, perfect for outdoor entertaining. There is an outside wall light point and a workshop/store room for logs for the wood burner. Parking is on the street.

Longcroft Yard, Golcar Huddersfield,

Directions



Longcroft Yard, Golcar Huddersfield,

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.