

5 Fullwood Drive,
Golcar HD7 4JH

OFFERS AROUND
£240,000

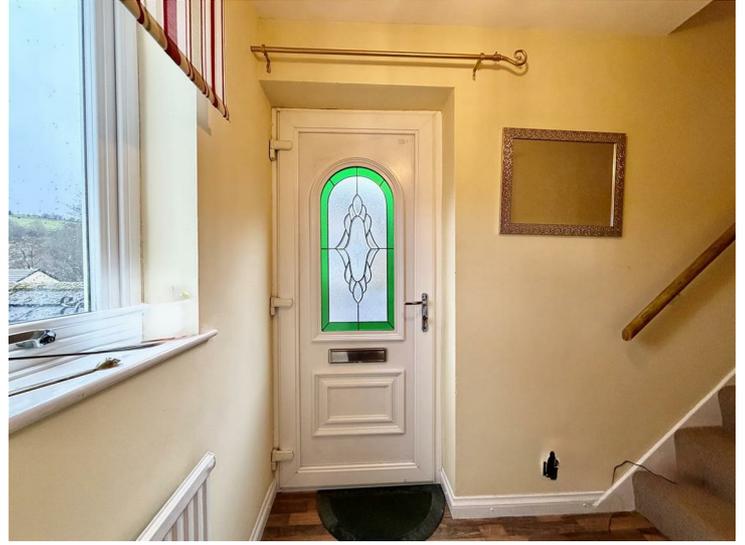


A SPACIOUS AND WELL PRESENTED THREE BEDROOM SEMI DETACHED OCCUPYING PLEASANT CUL-DE-SAC POSITION WITH ELEVATED VIEWS, GENEROUS GARDENS AND GARAGE CLOSE TO REGARDED GOLCAR VILLAGE AMENITIES, SCHOOLING AND EASY ACCESS TO COLNE VALLEY AND MOTORWAY.

FREEHOLD / COUNCIL TAX BAND C / EPC: AWAITING

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through an attractive Upvc double glazed side entrance door with leaded detailing into this welcoming hallway having fitted wood effect flooring underfoot, double glazed window to the front elevation, door to living room and stairs to the first floor.

LIVING ROOM 11'9 x 11'10 maximum



A bright and spacious living room positioned to the front of the property being neutrally decorated with plenty of space for freestanding furniture, useful understairs storage cupboard and inner door leading through to kitchen.



DINING KITCHEN 14'9 x 9'6 apx



Spanning the full rear width of the property and fitted with a comprehensive range of contemporary two tone high gloss wall and base cupboard units with contrasting granite effect worktops and block tiled splashbacks, inset single drainer sink unit integrated electric oven, four plate induction hob with stainless steel extractor hood over, integrated fridge, freezer and dishwasher with plumbing for washing machine, ample space for dining table, double glazed window to the rear elevation and double doors leading to conservatory.



CONSERVATORY 12'1 x 7'3 apx



A delightful addition to the accommodation positioned to the rear of the property offering a host of potential uses including second reception space, play room or even home office and having Upvc double glazing with pitched roof, double panel radiator affording year round use and door leading directly to rear patio and garden beyond.



FIRST FLOOR LANDING



Stairs ascend to the first floor leading to a bright and spacious landing being neutrally decorated with ceiling hatch giving access to part boarded loft space, Upvc double glazed side window and doors to all bedrooms and shower room.

BEDROOM ONE 8'10 x 12'5 apx



Positioned to the front of the property and being of a generous size with space for freestanding furniture and Upvc double glazed window to the front elevation affording far reaching elevated rooftop views towards the Colne valley.

BEDROOM TWO 10'10 x 8'10 maximum



A second good sized double bedroom positioned to the rear of the property again with ample space for freestanding furniture and having Upvc double glazed window overlooking the rear garden.

BEDROOM THREE 5'10 x 9'10 maximum



A well proportioned third bedroom positioned to the front of the property with storage space over bulkhead, useful as both a bedroom or potential generous home office having Upvc double glazed window to the front, again with far reaching elevated views.

SHOWER ROOM 5'4" x 6'5" apx



Being refitted in recent years to a high standard with a contemporary three piece white suite with two tone tiled surround and contrasting tiled flooring underfoot including a low level w.c, fitted hand wash basin with vanity unit beneath, shower cubicle housing a rainfall shower unit, fitted vertical towel rail radiator and double glazed frosted window to the rear elevation.



GARAGE 17'9 x 8'2 apx

Positioned below the property to the front elevation and accessed by an up and over door is this good sized garage having power and lighting affording either secure parking, generous storage or a host of other uses or even potential conversion (subject to relevant permissions) having opening to store room.

BASEMENT STORE 12'5 x 6'6 apx

Positioned just off the main garage and housing the gas combination central heating boiler (fitted in 2024), this is another useful space for storage or other potential use with further opening to the rear giving restricted access to crawl space beneath the property.

EXTERNAL FRONT AND DRIVEWAY

To the front of the property a paved and tarmacadam driveway provides private off street parking giving access to the garage with further external bin storage and steps with handrail leading to the side of the property.

REAR GARDEN



Being of a generous size and enjoying a good degree of privacy this tiered garden includes a lower level patio seating area ideal for summer entertaining with steps up to a very good sized lawn with fenced and hedged boundaries offering a delightful space for children and pets.





ROOFTOP VIEWS



Occupying an elevated position, the property enjoys far reaching views over the rooftops towards the Colne valley.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band C

PROPERTY CONSTRUCTION:
Standard brick and block

RIGHTS OF WAY:
We are advised that there are no rights of way over this property.

PARKING:
Off street parking to front and garage.

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains sewerage
Electricity - Mains
Heating Source - Mains Gas
Broadband - broadband available

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

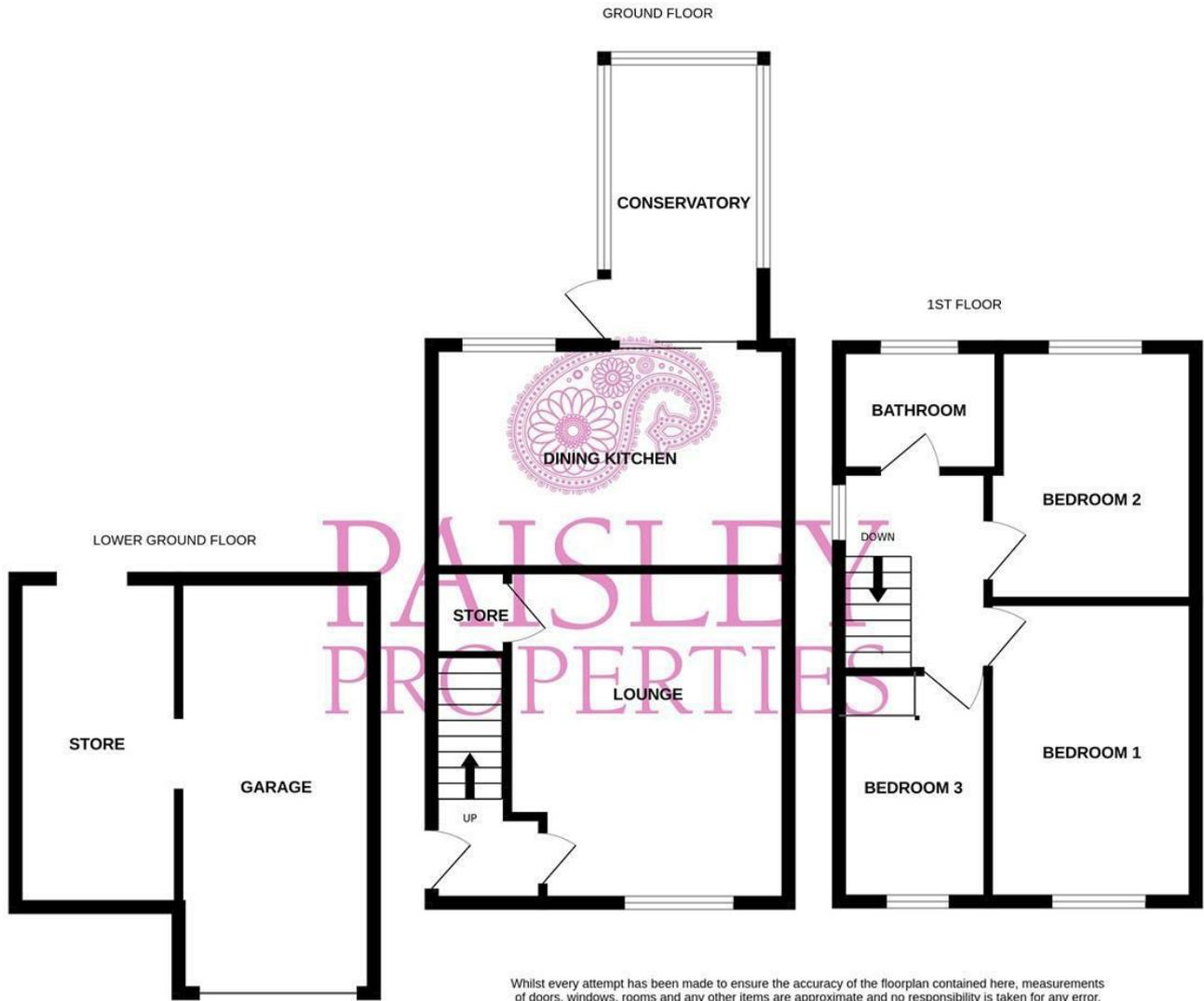
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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