



Snow Gate™

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20 Fernlea Grove

Golcar, Huddersfield, HD7 4HF

A superb and stylish three bedroom end family home with large front and rear gardens and off road parking. Tucked away in this secluded, quiet location the property is finished to a high standard with contemporary fixtures and fittings throughout and spacious open plan living accommodation. Briefly comprises entrance lobby, lounge with under stairs storage and dining kitchen with glazed doors to the large rear garden. To the first floor are three bedrooms and a modern bathroom. Gas central heating and double glazing.
NO VENDOR CHAIN.

£185,000

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- CONTEMPORARY THREE BEDROOM END FAMILY HOME
- BEAUTIFUL QUALITY BATHROOM SUITE WITH STYLISH BRASS FITTINGS
- LARGE BRIGHT LOUNGE AND SPACIOUS DINING KITCHEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE FRONT AND REAR GARDENS AND OFF ROAD PARKING
- TUCKED AWAY QUIET POSITION - NO VENDOR CHAIN

Entrance

Front and Rear Garden

Lounge

14'3" x 11'3" (4.34m x 3.43m)

Dining Kitchen

14'4" x 7'10" (4.37m x 2.39m)

First Floor Landing

Bathroom

5'9" x 5'4" (1.75m x 1.63m)

Bedroom 1

13'0" x 8'2" (3.96m x 2.49m)

Bedroom 2

9'0" x 8'2" (2.74m x 2.49m)

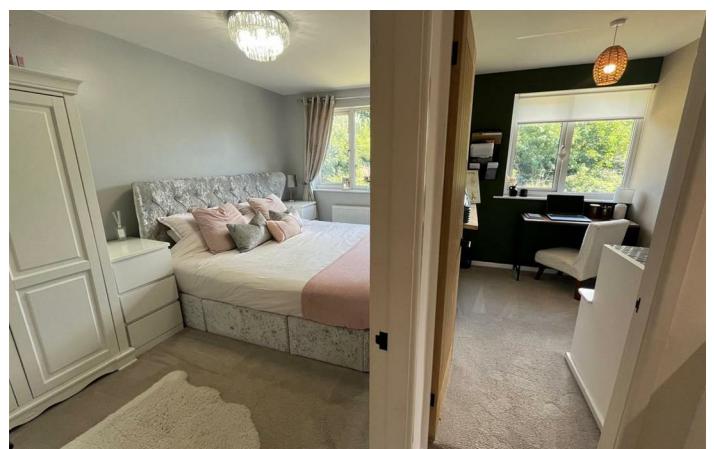
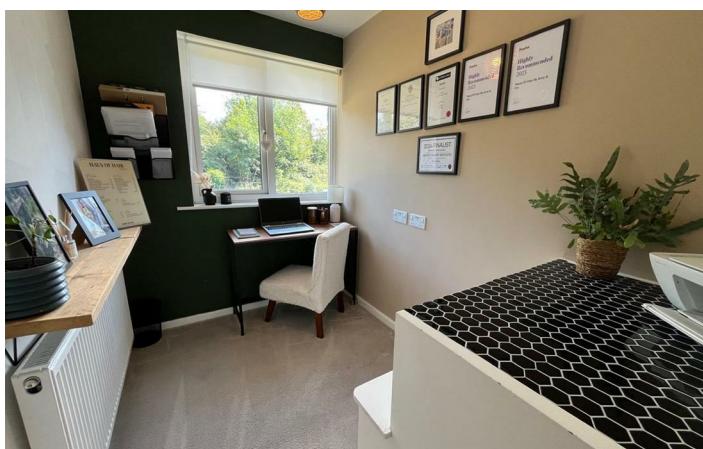
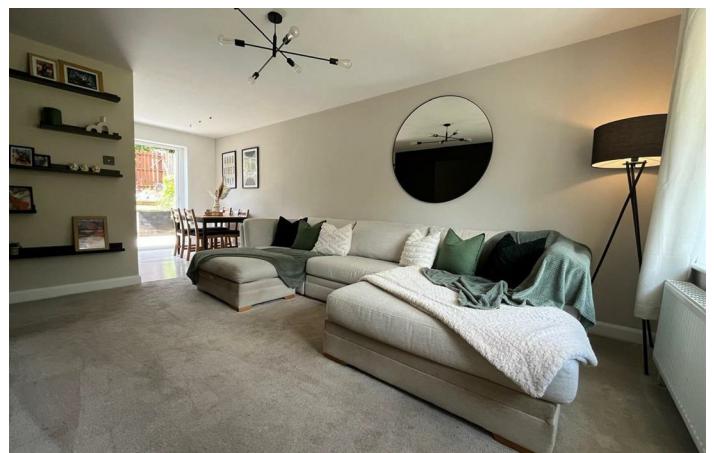
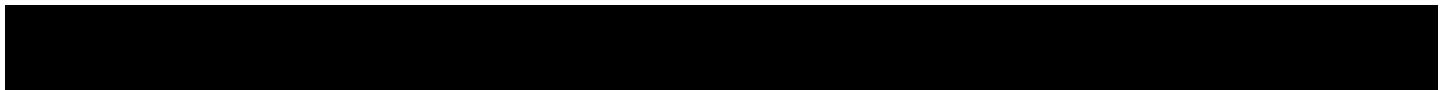
Bedroom 3

8'11" x 5'11" less bulkhead (2.72m x 1.80m less bulkhead)

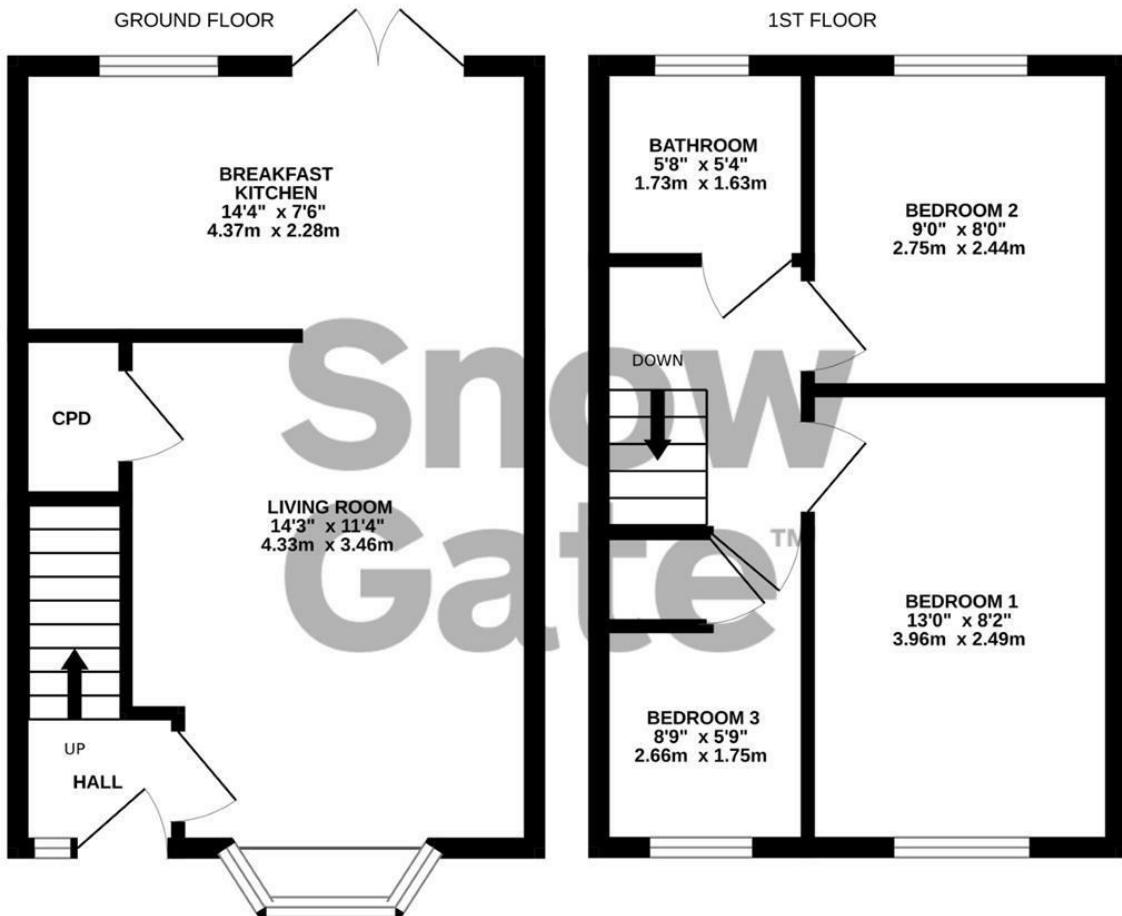


Directions





Floor Plan



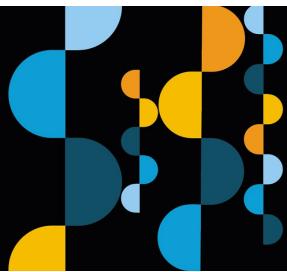
TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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