



**Snow
Gate™**

**Estate
agency
done
properly**



21 Clay Well

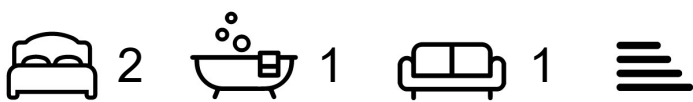
Golcar, Huddersfield, HD7 4JD

A charming two double bedroom Grade II listed cottage which has undergone extensive renovation in recent years yet retains much of its original character including exposed beams and stone walls. Tucked away, enjoying the rural outlook, yet conveniently positioned within walking distance to the local village amenities. Also within close proximity to motorway networks and public transport links. The property would make an ideal purchase for first time buyers looking to get themselves on the housing ladder. Beautiful far reaching views to the the rear are enjoyed for as far as the eye can see which can be seen from inside the property, as well as from the low maintenance cottage garden at the rear which is mainly decked and provides a fabulous setting to relax with family and friends!

£179,950

21 Clay Well

Golcar, Huddersfield, HD7 4JD



- GRADE II LISTED CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT & ENJOYING BREATHTAKING VIEWS
- HAS UNDERGONE RENOVATION WORKS IN RECENT YEARS
- CLOSE TO LOCAL AMENITIES & MOTORWAY NETWORKS
- SOUTH-FACING REAR GARDEN

Entrance

House Bathroom
6'10" x 6'2" (2.1 x 1.9)

Bedroom One
11'9" x 8'10" (3.6 x 2.7)

Bedroom Two
11'9" x 8'10" (3.6 x 2.7)

Lower Ground Floor

Living Room
18'0" x 15'1" (max) (5.5 x 4.6 (max))

Kitchen
10'1'8" x 5'2" (3.1 x 1.6)

Rear Porch

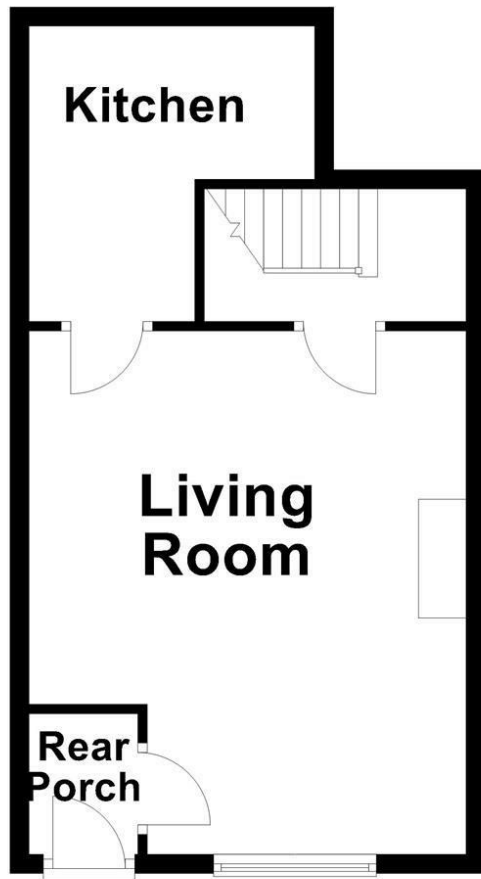
Garden



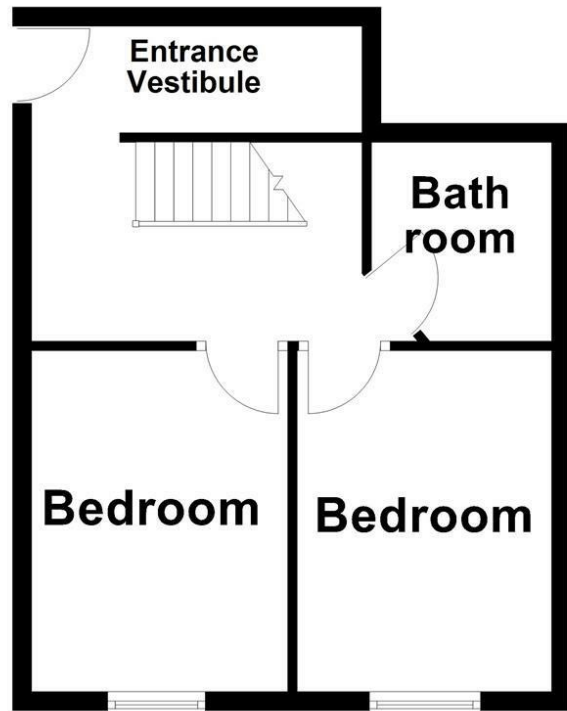


Floor Plan

Lower Ground Floor

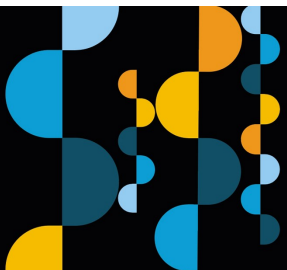


Ground Floor



Clay Well, Golcar, Huddersfield

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Estate
agency
done
properly**

**Snow
Gate™**

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk