

Peter David

Properties Ltd

Residential Sales and Lettings



1 Longcroft Yard

Golcar, Huddersfield, HD7 4EB

Offers in the region of £165,000



1 Longcroft Yard

Golcar, Huddersfield, HD7 4EB

Offers in the region of £165,000



Kitchen/Diner

Enter this characterful property via a solid wood barn front door into the kitchen, with original stone flags to the floor and beams to the ceiling. The kitchen features cream wooden base units, solid oak worktops and tiled splash backs. Integrated appliances comprise; a Range cooker, and an extractor fan, a Belfast sink and two spaces for free standing appliances. There is also space for a small dining table. A useful utility room leads off the kitchen with plumbing for a washing machine. Access to the living room and original stone stairs rise to the first floor. Secondary double glazed mullion windows to the front aspect.

Living Room

A cosy living room again with original stone flagged flooring, feature stone wall, beams and a stone inglenook fire place with wood burner taking pride of place. Mullion window to front aspect.

Landing

Original stone stairs rise from the kitchen to the landing. Solid wood floor flow throughout the first floor. Access to both bedrooms and house bathroom.

Bedroom One

A spacious double bedroom with original wood flooring and beams. This room has a mezzanine floor which could be used for a variety of purposes and is accessed from bedroom two. Mullion windows to front elevation.

Bedroom Two

A further double bedroom with original wood flooring and featuring a large mullion window to front aspect. Stairs rise to the mezzanine floor with characterful original beams. This floor could be used for a variety of

purposes and has access to the other mezzanine floor over bedroom one.

Bathroom

A partially tiled bathroom with vinyl floor. Comprising of WC, wash basin and bath with overhead shower.

Exterior

A private and enclosed paved garden to the front of the property. There is a spacious outhouse which can be used as storage or could be used as a workshop.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



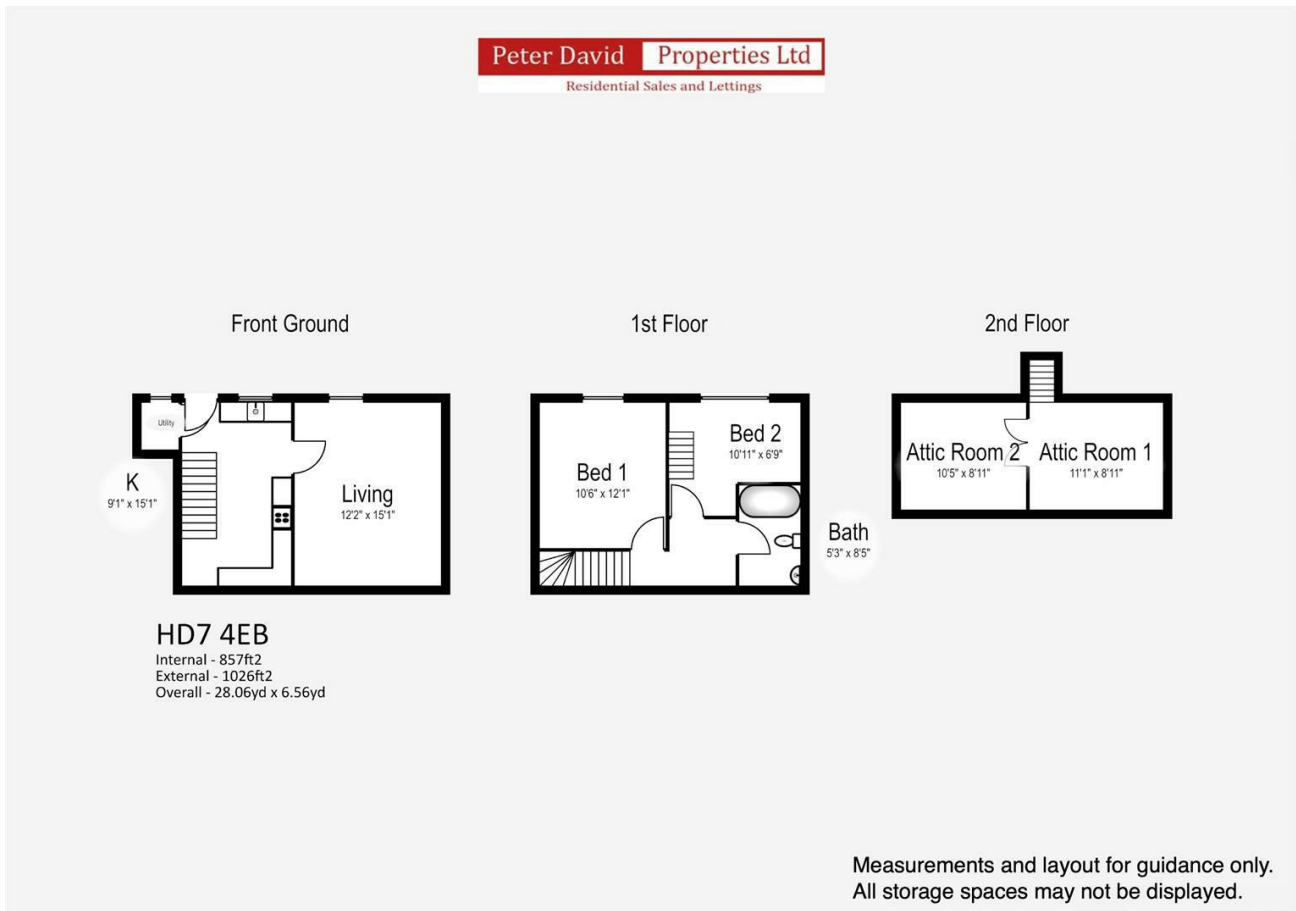
Hybrid Map



Terrain Map



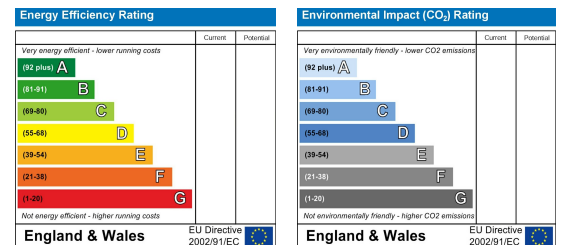
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk