Peter David Properties Ltd

Residential Sales and Lettings

8 Graham Shaw Way

Golcar, Huddersfield, HD7 4RZ

Offers in the region of £310,000

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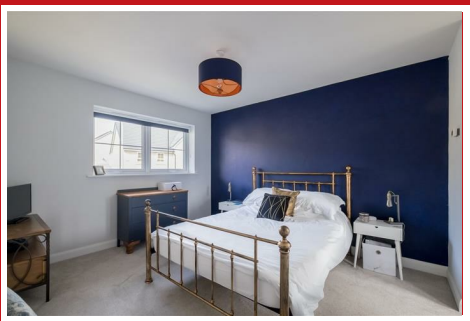


Ground Floor -

Entrance Hallway
Enter this stunning property through a stylish composite door with a glass panel, into a welcoming entrance hallway. A luxury neutral carpet flows through to the living room and carpeted stairs rise to the first floor accommodation.

Living Room
This property benefits from a modern and well appointed living room with a luxury neutral carpet, and a PVCu bay window to the front aspect allowing plenty of natural light to flow in. There is also a useful under stairs storage cupboard for all household essentials.

Kitchen/Diner
Flooded with light is this impressive open plan kitchen and dining area which is the hub of this home. Providing not only the perfect space to entertain guests but everything required to suit modern family life. The kitchen features white matching wall and base units, laminate wood effect worktops, tiled effect vinyl flooring luxury and a sunken stainless steel sink and drainer. The kitchen benefits from top of the range AEG integrated appliances including: a electric range cooker with a four ring gas hob and a feature glass splash back, an extractor fan, a fridge/freezer, and a dishwasher. This room boasts amble space for a dining table and large double PVCu patio doors leading into the rear garden. Access to the utility room.

Utility Room
A generously sized utility room with grey matching wall and base units, laminate wood effect work-surfaces, tiled effect vinyl flooring and space for a freestanding appliance with plumbing for a washing machine. The utility room provides access to the WC. Additionally, there is a PVCu with a privacy glass window providing access to the side of the property.

Ground Floor W/C
A ground floor WC comprising of: a WC and a wash basin with a tiled splash-back. PVCu privacy window to the rear.

First Floor -

Landing
The landing providing access to all the bedrooms and the house bathroom. Additionally, the landing gives access to the loft with a manually operated pull down ladder rising to a partially boarded loft with lighting.

Master Bedroom
A stunning dual aspect Master Bedroom which features fitted wardrobes with mirrored doors. There is a PVCu window both to the front and the rear elevation. Access to the en-suite.

En-Suite
A luxuary partially tiled en-suite with neutraod effect laminate flooring. Comprising of: a WC, a wash basin, and a large double shower cubicle with a glass screen. PVCu privacy window to the rear.

Bedroom Two
A generously sized second double bedroom benefiting from a large storage cupboard which can be utilised as a wardrobe. PVCu window overlooking the front elevation.

Bedroom Three
A third good-sized single bedroom with a PVCu window to the rear providing splendid views over an open field.

House Bathroom
A partially tiled house bathroom with neutral wood effect laminate flooring. Comprising of; a WC, a wash basin, a bath and an overhead shower with a glass screen. PVCu privacy window to the rear elevation.

Exterior

To the front of the property, there is a lawn and tarmac driveway providing off-road parking for up to two cars which leads to an integral single garage. The garage has an up-and-over door and benefits from electrics and lighting. To the rear of the property there is a large enclosed tiered garden. To the first tier is a large patio area benefiting from an outdoor tap and to the second tier is a large lawn with an Indian stone patio. The rear boasts spectacular views, and is not overlooked providing the perfect place to relax.

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

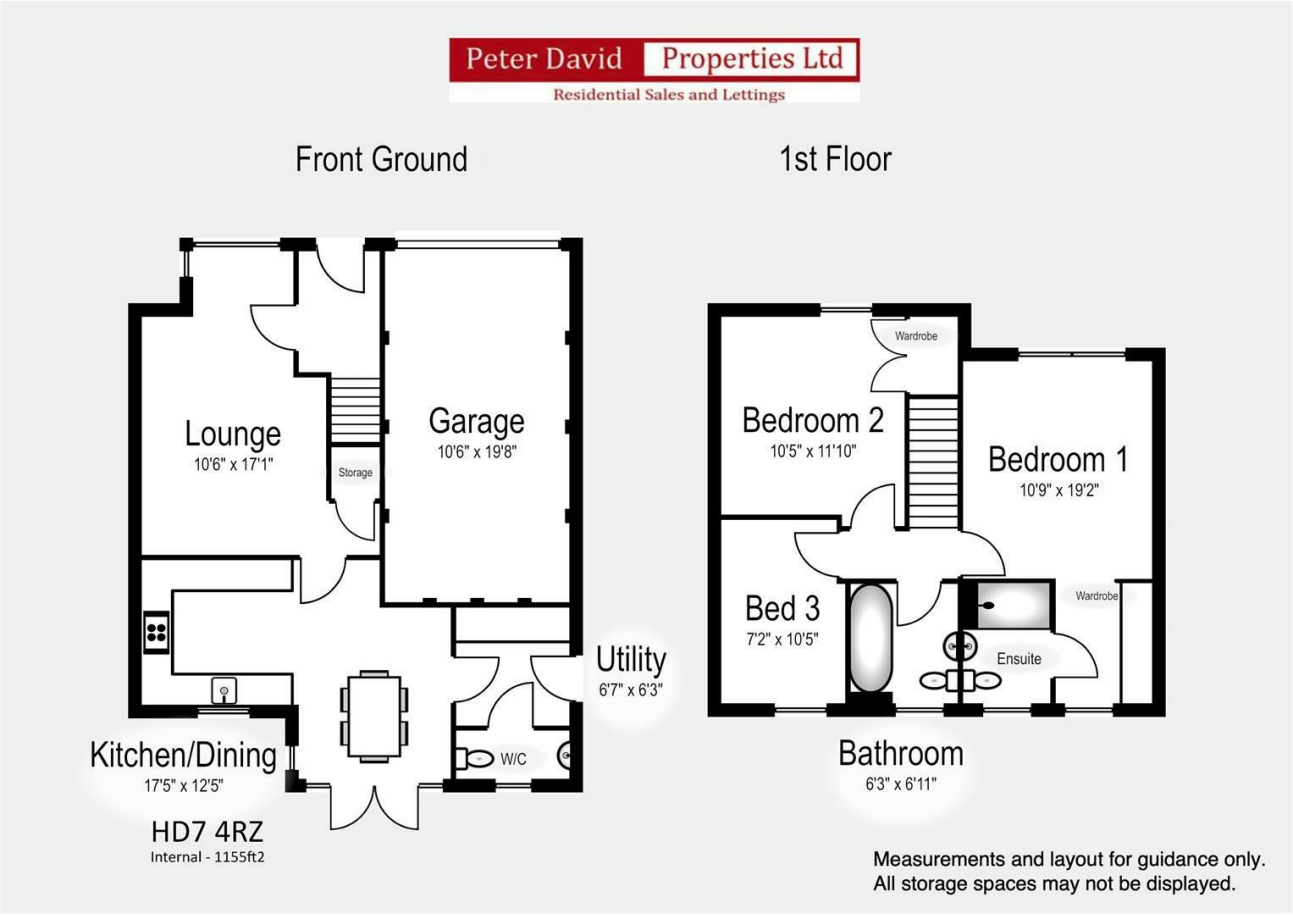
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

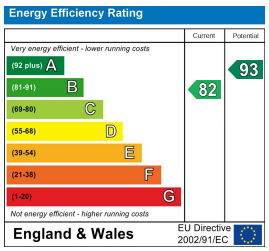
Floor Plan

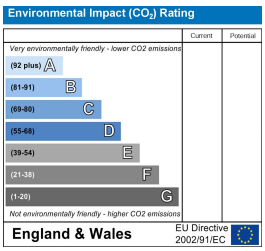


Viewing

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

Energy Efficiency Graph





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