

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Springside Rise

Golcar, Huddersfield, HD7 4RW

Offers in the region of £485,000



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## Ground Floor -

### Entrance Hallway

Enter this stunning property through a solid oak front door with four frosted glass units allowing plenty of natural light to flow in. Solid Oak flooring flows throughout the entrance hallway and solid oak doors provide access to the kitchen, dining room, living room, ground floor WC and the integral garage. A carpeted staircase with oak and glass balustrade rises to the first floor accommodation.

### Dining Room

A second reception room currently utilised as a formal dining room, benefiting from a large hardwood bay window to the front aspect. Providing access to the living room.

### Living Room

This spacious yet cosy living room features a gas fire with wood surround and marble hearth offering an attractive focal point. A large hardwood double glazed window provides splendid views through the conservatory to the rear garden and beyond. A hardwood door provides access through to the conservatory.

### Kitchen

This room, along with the attached conservatory, is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen features custom-made wooden matching wall and base units, granite worktops and a wood panelled splash back. Integrated appliances comprise; a Range oven with a 5 ring gas hob, an extractor fan and a integrated under-counter fridge. A stainless steel bowl sink is integrated into the worktop and a large island provides additional under counter storage. Solid oak flooring flows throughout with an underfloor heating system, and an internal solid oak door leads into a spacious utility room. Fantastic views can truly be appreciated from this kitchen/diner.

### Utility Room

This useful utility room features white wood effect wall and base units, laminate work surfaces, tiled splash back's and a stainless steel sink and drainer. There are two additional spaces for free standing appliances one with plumbing for a washing machine. Hardwood window to the side aspect.

## Conservatory

A beautiful conservatory providing an indoor/outdoor feel with hardwood windows to two sides offering splendid views. A solid oak flooring flows throughout benefiting from an underfloor heating system and a hardwood door provides access to the rear garden.

## Ground Floor WC

A partially tiled ground floor WC featuring a WC and wash basin.

## First Floor -

### Landing

The landing has a neutral carpet which flows throughout the first floor accommodation (except bedroom five). Providing access to all the bedrooms, a house bathroom and a large airing cupboard.

### Master Bedroom

A well-proportioned Master Bedroom benefiting from custom built wardrobes/dressing area, and a hardwood window to the front elevation. Access to the en-suite.

### En-Suite

A fully tiled en-suite shower room with a hardwood privacy window to the front. The room has a WC, a wash basin set in a vanity unit, a large shower cubicle and a chrome towel rail.

### Bedroom Two

A generous double bedroom featuring fitted wardrobes with sliding mirrored doors. There is a hardwood window overlooking the rear garden with far reaching views of the countryside.

### En-Suite

A recently renovated partially tiled en-suite. Benefitting from a 3-piece suite and ceramic towel rail.

### Bedroom Three

A third double bedroom with a built in wardrobe with sliding doors, and a hardwood window to the front elevation.

### Bedroom Four

A further double bedroom set to the front of the property benefiting from a hardwood window.

### Bedroom Five

A fifth double bedroom with wood effect laminate flooring and a hardwood window overlooking the rear elevation.

### House Bathroom

A modern and stylish recently renovated house bathroom with a WC, a wash basin set in a vanity unit with grey gloss base units and a granite work surface. The bathroom benefits from slate tiled flooring, a chrome towel rail and a hardwood window to the rear elevation.

### Exterior

To the rear this property boasts an attractive garden with a well manicured lawn and far reaching views. There are various patio areas and a feature Koi pond providing the perfect space to relax or entertain guests. To the front this property boasts a double integral garage offering plenty of storage space, and a tarmacked driveway providing off-road parking for multiple cars.

### 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.

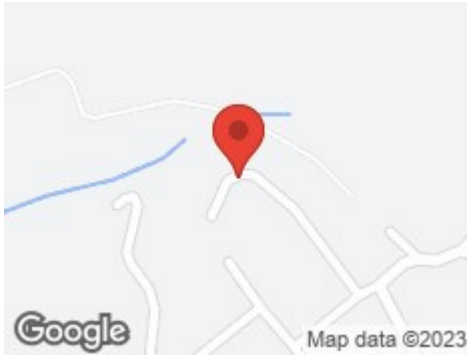
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



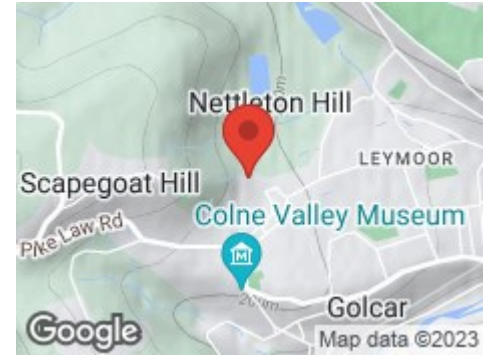
## Road Map



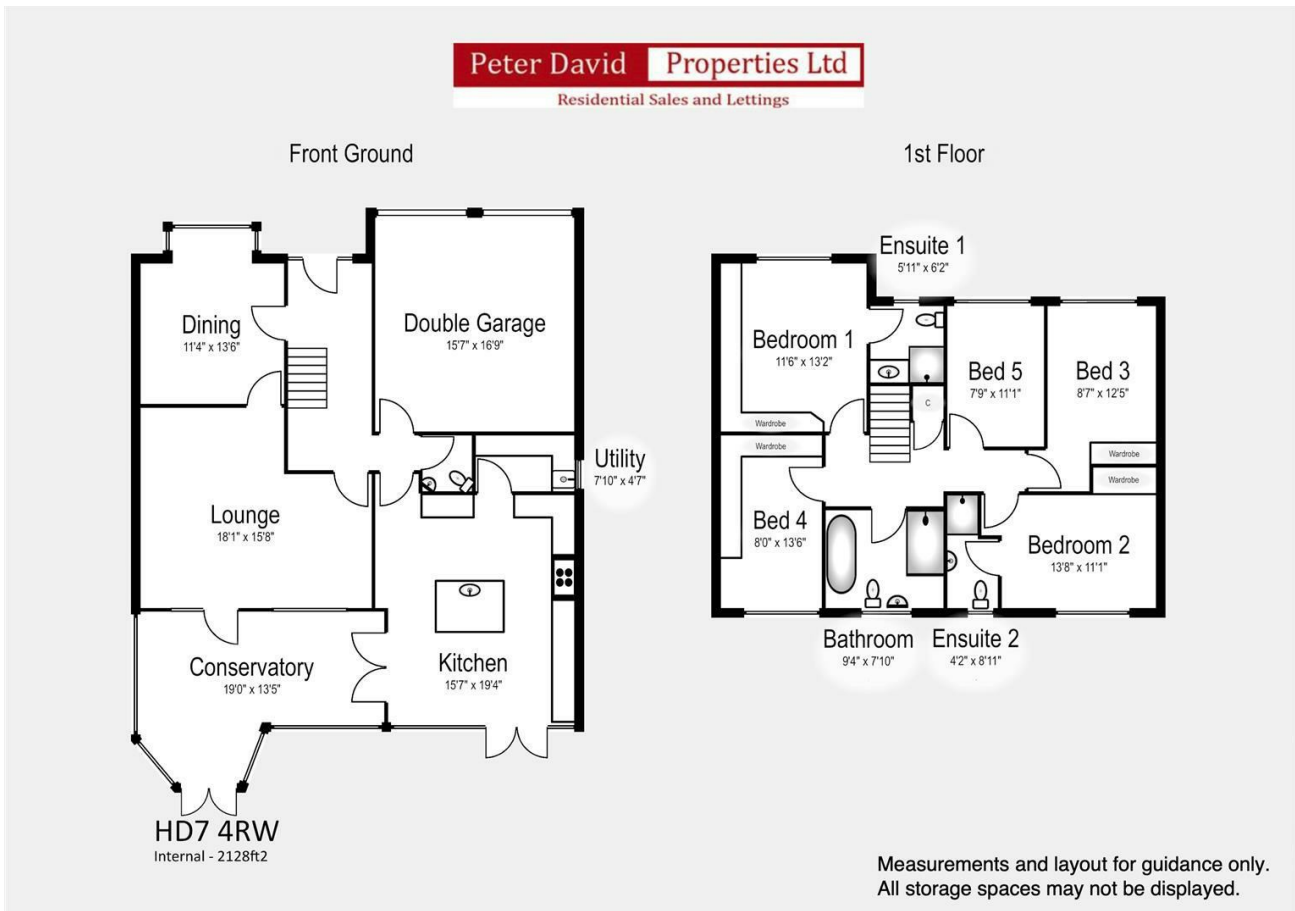
## Hybrid Map



## Terrain Map



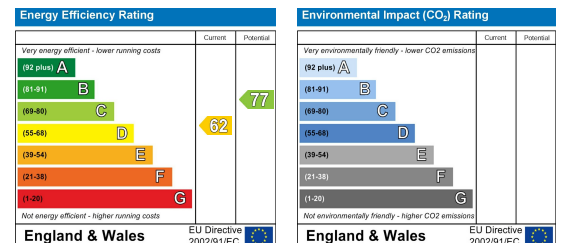
## Floor Plan



## 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.

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