

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Chapel Street

Golcar, Huddersfield, HD7 4NX

Offers in the region of £575,000



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## Dining Room

Enter the property via a PVCu door straight into the dining room with tiled flooring. Three steps take you up to the country style kitchen and wooden double doors with glass panels take you into the living room. PVCu window overlooks the front garden and PVCu patio doors lead out to the garden. Wooden stairs rise to the first floor accommodation.

## Living Room

A cosy living room with tiled flooring. An inglenook fireplace with a stone hearth and feature stone lintel houses a multi fuel stove providing a lovely focal point. Two PVCu windows one to the front and one to the rear provide plenty of natural light.

## Kitchen

Three steps up from the dining room is this stunning country style kitchen which truly is the hub of the home, with tiled flooring, matching wood wall and base units, granite worksurfaces and tiled splashbacks. A inglenook fireplace housing a Rangemaster oven with a six ring gas hob and tiled splashback takes pride of place. Integrated appliances comprise of a dishwasher, an extractor, and a Belfast sink under a feature PVCu window overlooking the front garden. There is space for an American fridge freezer and access to the utility, games room and groundfloor WC.

## Utility

A utility with tiled flooring, matching wall and base units, tiled splashbacks and a 1.5 stainless steel sink and drainer. There are two freestanding spaces for appliances, one with plumbing for a washing machine. Benefiting from a storage cupboard, PVCu door to rear garden and wooden door to groundfloor WC.

## Groundfloor WC

A useful groundfloor WC with tiled flooring. Comprising of: concealed cistern WC, an inset wash basin with vanity unit and tiled splashback.

## Second Reception Room

Steps lead down from the kitchen taking you to the second reception room with solid wood flooring. There are PVCu patio doors and a PVCu window overlooking the rear aspect, both benefitting from splendid views across the valley. There is a useful walk in storage cupboard. This room could be used for a variety of purposes.

## Landing

Open stairway leads to the first floor accommodation. Benefiting from solid wood flooring and two PVCu windows to the rear aspect. Access to all bedrooms and house bathroom

## Master Bedroom

A large double master bedroom with solid wood flooring. Two PVCu windows, one to the front and one to the side benefiting from splendid views. Access to the en-suite

## En-Suite

A fully tiled en-suite comprising of: WC, wash basin, and a shower cubicle with glass door. Benefitting from a chrome towel rail and a PVCU privacy window to rear elevation.

## Bedroom Two

A double bedroom with PVCu window to front elevation.

## Bedroom Three

A third double bedroom with Velux window.

## Bedroom Four

A fourth double bedroom with Velux window.

## House Bathroom

A modern partially tiled house bathroom with tiled flooring. Comprising of: concealed cistern WC, a feature acrylic panelling vanity unit with matching twin wash basins and a feature freestanding claw bath. Benefitting from an illuminated mirror, chrome towel rail and a Velux window.

## Exterior

There is right of access to the rear of the property where there is a cobbled and concrete driveway with parking for three cars and a garage with an electric up and over door and lighting. There are splendid views across the valley. To the front is a private and enclosed garden with a paved patio area and a large lawn with mature trees and shrubs. There is a large summerhouse with solid wood flooring and a multi fuel stove sitting on a stone hearth taking pride of place. PVCu window, patio doors and two Velux windows ensures plenty of natural light. Benefiting from solar panels. Beyond the tree line there is an orchard with a lawn and abundance of fruit trees.

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



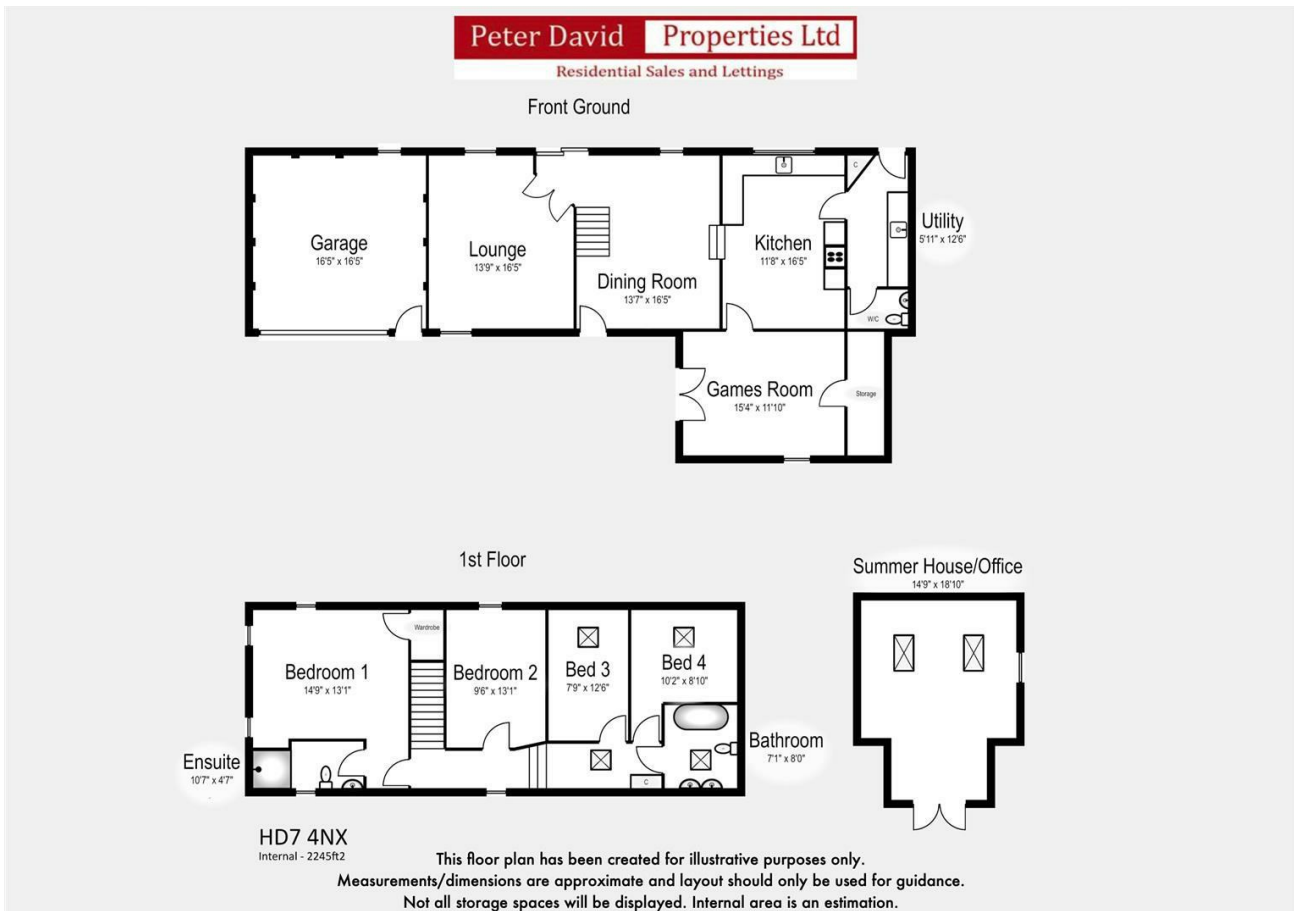
## Hybrid Map



## Terrain Map



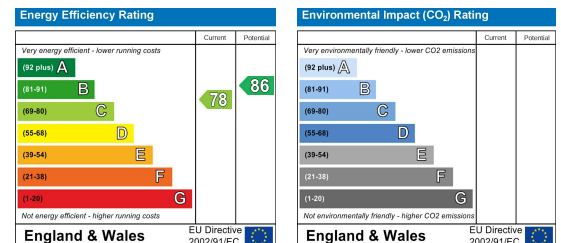
## Floor Plan



## 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