

Peter David

Properties Ltd

Residential Sales and Lettings



1 Graham Shaw Way

Golcar, Huddersfield, HD7 4RZ

Offers in the region of £350,000



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Ground Floor -

Entrance Hallway

Enter this stunning property through a stylish composite door with a glass panel, into a light and spacious entrance hallway. A luxury Karndean wood effect flooring flows through to the kitchen/diner. In addition, the entrance hallway provides access to the living room and also benefits from a large built-in cloak cupboard. Stairs rise with a balustrade and spindle staircase to the first floor accommodation.

Living Room

This property benefits from a modern and well appointed living room with a deep pile neutral carpet. There is a PVCu to the front aspect and one to the side aspect allowing plenty of natural light to flow in.

Kitchen/Diner

This impressive open plan kitchen and dining area is the hub of this home and provides the perfect space to entertain guests. Large double PVCu patio doors lead into the garden from the kitchen/dining area and a further PVCu window allows plenty of natural light to flow in. The kitchen features grey paneled matching wall and base units, laminate wood effect worktops, tiled splash backs, luxury Karndean flooring and a sunken stainless steel sink and drainer. The kitchen benefits from top of the range AEG integrated appliances including: a double electric range cooker with a five ring gas hob and a feature glass splash back, an extractor fan, a fridge/freezer, a dishwasher and a wine cooler. There is ample space for a dining room and an additional under stairs storage/pantry cupboard. Access to the utility room and WC.

Utility

A generous utility room with grey paneled wall and base units, laminate wood effect work-surfaces, luxury Karndean 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 window to the rear aspect.

Ground Floor WC

A ground floor WC with luxury Karndean flooring. Comprising of: a WC and a wash basin.

First Floor -

Landing

A light and spacious landing providing access to all the bedrooms and the house bathroom. There is a grey carpet which flows throughout the first floor accommodation and a large storage cupboard with double doors. Additionally, the landing gives access to the loft with a manually operated pull down staircase rising to a partially boarded loft with lighting. A PVCu window overlooks the front elevation.

Master Bedroom

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

En-Suite

A luxury partially tiled en-suite with ceramic tiled flooring. Comprising of: a WC, a vanity unit with sink bowl and a large double shower cubicle with a glass screen.

Second Bedroom

A second double bedroom benefiting from a deep pile grey carpet and a PVCu window overlooking rear garden.

Bedroom Three

A third double bedroom with fitted wardrobes and a grey carpet. PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom set to the front of the

property with luxury Karndean flooring and a PVCu window to the front elevation.

House Bathroom

A partially tiled house bathroom with ceramic tiled 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 a feature dry stone wall. A tarmac driveway provides off-road parking for up to two cars and 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 lawn and a patio area with an outside tap and a double plug socket.

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



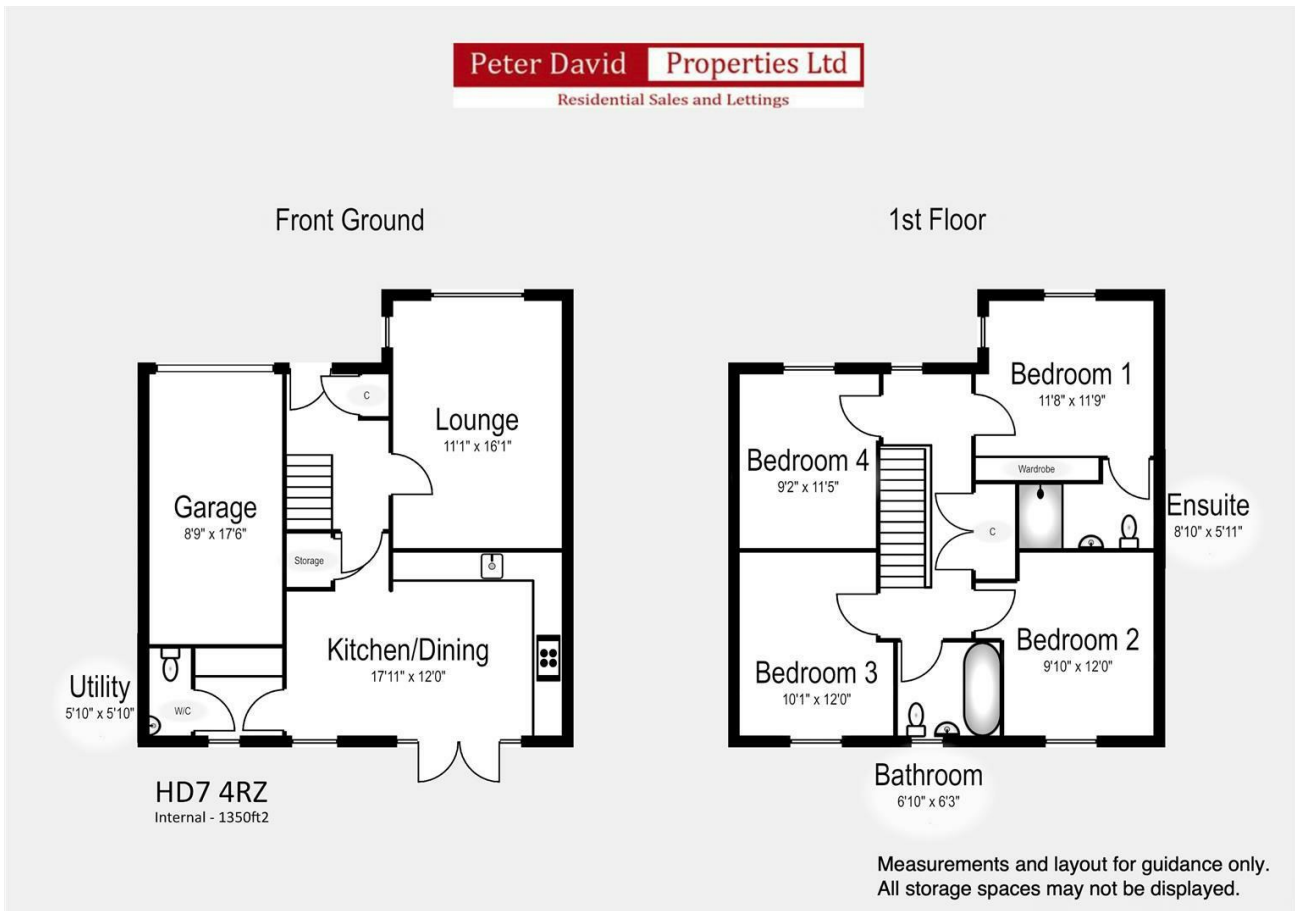
Hybrid Map



Terrain Map



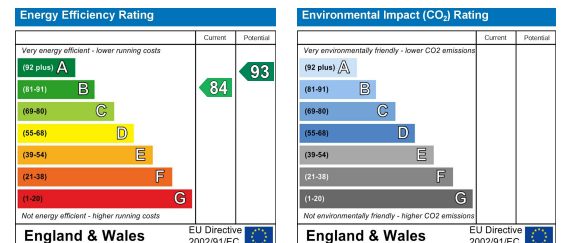
Floor Plan



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.

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