

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Parkwood Road

Golcar, Huddersfield, HD3 4TT

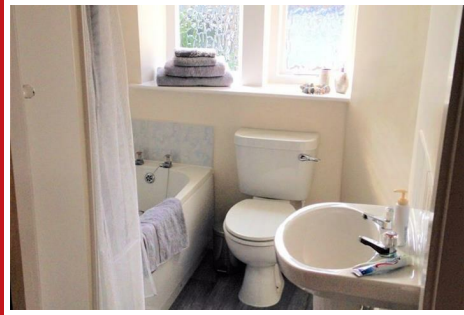
Offers in excess of £150,000



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**Offers in excess of £150,000**



**\* GRADE II LISTED TWO BEDROOM COTTAGE \* POPULAR RESIDENTIAL LOCATION \* ORIGINAL FEATURES \* IDEAL FOR FIRST TIME BUYERS \***

Peter David Properties are excited to present to the open market this deceptively spacious GRADE II LISTED THROUGH COTTAGE with TWO BEDROOMS. Original features include exposed beams and a stone fireplace with a multi fuel stove

Internally the property briefly comprises, to the ground floor; an entrance hallway, living room and kitchen. To the first floor are two bedrooms and a bathroom. Externally the property benefits from a spacious rear garden and a flagged area to the front.

Located close to Golcar and all it's amenities within, it is also the perfect location to access surrounding towns and cities such as Brighouse, Huddersfield, Leeds and Manchester via local transport links or the M62 network. There are also a number of good schools within close proximity.

Book your viewing today!

## **Entrance Hallway**

Enter the property via an attractive timber door into a welcoming entrance hallway. A neutral carpet flows throughout and up the stairs and there is coil matting in front of the door. Access to the living room is via a timber and glass internal door and there is an exposed beam to the ceiling.

## **Living Room**

A spacious living room with a wooden framed double glazed window to the front aspect and an additional

window to the rear providing plenty of natural light. A stone fireplace with an inset multi fuel stove offers an attractive focal point and there are exposed beams to the ceiling. There is a useful under stairs storage cupboard and an internal door leads into the kitchen.

## **Kitchen**

Set at the rear of the property with cream wooden matching wall and base units with solid wooden worktops and engineered oak flooring. Integrated appliances comprise; a dual oven, gas hob, an extractor fan and there is also a washing machine with integrated door. A stainless steel sink and drainer sits in front of the wooden framed window overlooking the rear garden and there is also access to the garden from an external door to the side.

## **Landing**

A spacious landing area providing access to the bedrooms and bathroom. There is a neutral carpet and an exposed stone wall to one wall and access to the loft space.

## **Bedroom One**

A double bedroom with two wooden framed, double glazed windows to the front aspect and an exposed beam to the ceiling.

## **Bedroom Two**

A single bedroom with a wooden framed, double glazed window to the rear aspect. There is also an exposed beam to the ceiling.

## **Bathroom**

A partially tiled bathroom with wood effect vinyl to the flooring and a wooden framed privacy window to the front aspect. Briefly comprising; a WC, wash basin

and bath with overhead shower. There is also a built in cupboard providing useful storage space.

### Exterior

Externally this property benefits from a good sized rear garden with a pleasant patio area, large lawn and garden shed. To the front is a flagged area surrounded by a stone wall.

### 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.

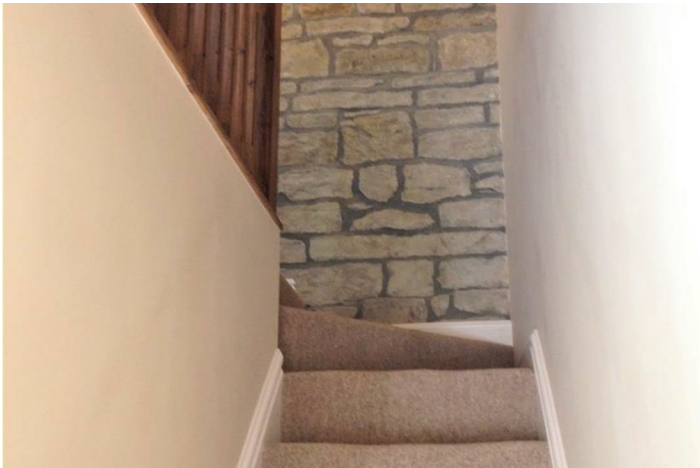
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to

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

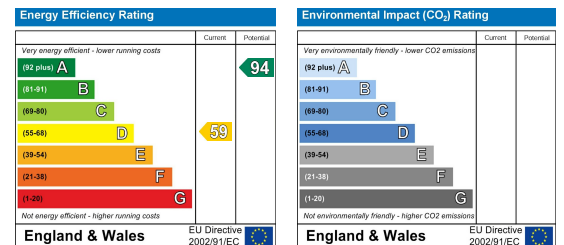


## Floor Plan

## 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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