



Handel Street, Golcar, HD7 4AE
£137,500

E&H Edkins Holmes
ESTATE AGENTS

New to the market is well presented, Two Bedroom, under Dwelling Terrace Property, Being ideally located in this popular village of Golcar, Huddersfield. Situated close to all amenities, bus routes and schools. The property is beautifully decorated, throughout with a cottage feel. The property benefits from part double glazing and gas central heating. Comprises of: entrance hallway, spacious lounge, beautifully presented breakfast dining kitchen. To the first floor landing, built in wardrobes ideal for storage, a modern house bathroom with four piece bathroom suite and two bedrooms. Externally paved garden to front with views over looking the countryside and on street parking ..



Entrance Hall

With access First Floor Landing and the living room, radiator.

Living Room 16'9" x 12'7" (5.129 x 3.839)

perfectly situated to make the most of breath-taking views, over the Colne Valley. With central heating radiators and gas fire.

Kitchen 15'11" x 6'0" (4.862 x 1.845)

Fitted kitchen with a range of low and high wall units with gas hob and electric oven fitted with an extractor fan, space for fridge/freezer and there is plumbing for an washing machine.

First Floor Landing

A large double fronted storage cupboard, with a separate single cupboard with fitted radiator

Bedroom One 13'6" x 9'10" (4.134 x 3.021)

Front aspect with radiator and large walk in storage cupboard and boiler.

Bedroom Two 6'0" x 8'5" (1.846 x 2.575)

Front aspect with radiator

Bathroom 9'6" x 5'9" (2.897 x 1.759)

A lovely family four-piece bathroom comprising bath, separate corner shower cubicle, toilet and wash basin, heated towel rail.

External

To the front is low maintenance paved front garden

EPC Rating

C

Council Tax Band

A

Location

Golcar is a village on a hillside crest above the Colne Valley in West Yorkshire being approximately 2.5 miles west of Huddersfield and just north of the River Colne and the Huddersfield Narrow Canal. Most of Golcar village in

now a Conservation Area. The main transport access is from the A62 (Manchester Road), through Milnsbridge in the valley bottom or via Scapegoat Hill from the A640 (New Hey Road) at the top of the hill.

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