



156 Leymoor Road, Golcar, Huddersfield, HD7 4QX

£180,000

bramleys



## NO UPPER CHAIN

This stone built 3 bedroom end terraced property is situated in this popular residential area of Golcar and sits on a substantial plot. Having extensive gardens to the rear, including parking for 4/5 vehicles and in addition there is also a detached, double garage.

The property itself provides accommodation briefly comprising:- entrance hall, lounge, dining kitchen, first floor landing, 3 bedrooms and bathroom, together with a second floor attic room which has been fully boarded and has a Velux window.

Located within Golcar village, with good access to nearby amenities and local schooling, as well as access to nearby villages such as Slaithwaite and Milnsbridge, together with the M62 motorway network and Huddersfield town centre being a short drive away.

An early viewing is highly recommended to appreciate the size of the external areas, potential the property provides and position which includes off road parking.





## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Hall

With a central heating radiator and provides access into:-

### Lounge

13'8" x 14'5" (4.17m x 4.39m)

Situated to the front of the property, with a uPVC double glazed window, central heating radiator, ceiling coving, 2 wall light points and a fitted gas fire set onto a stone hearth and fire surround, with mantel above. A door gives access into:-

### Dining Kitchen

17'9" x 9'2" (5.41m x 2.79m)

Peacefully situated to the rear of the property, having a range of matching wall and base units with laminated work surfaces and part tiled walls. There is also a gas cooker point,

overhead extractor fan and light, plumbing for a washing machine, 1.5 bowl asterite sink unit with mixer taps and side drainer. There are uPVC double glazed windows to both side and rear, a central heating radiator to the dining area and a uPVC rear access door. There is also a built-in understairs store cupboard.

## FIRST FLOOR:

### Landing

### Bedroom 1

12'0" x 9'11" max (3.66m x 3.02m max)

Situated to the front of the property, having a built-in cupboard, central heating radiator and uPVC double glazed window.

### Bedroom 2

9'11" x 8'0" (3.02m x 2.44m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and a central heating radiator.



### Bedroom 3

9'3" x 7'5" inc bulkhead (2.82m x 2.26m inc bulkhead)

Having a central heating radiator and uPVC double glazed window.

### Bathroom

Being fully tiled to the walls and furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a uPVC double glazed window and central heating radiator.

### SECOND FLOOR:

A staircase rises to the second floor attic room.

### Attic Room

17'6" x 14'5" (5.33m x 4.39m )

A most useful additional space, the attic is fully boarded and plastered, with a Velux window, together with ample power and light points.

(Please note, there is partial restricted roof height.)

### OUTSIDE:

There is a lawned garden to the front and to the rear, accessed over a shared lane, is a spacious lawned garden, with mature borders. A set of large wrought iron gates lead to a concrete patterned driveway/parking apron for 3/4 vehicles and in turn leads to a detached double garage.

### Garage

17'9" x 16'1" (5.41m x 4.90m)

With 2 separate up and over doors.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

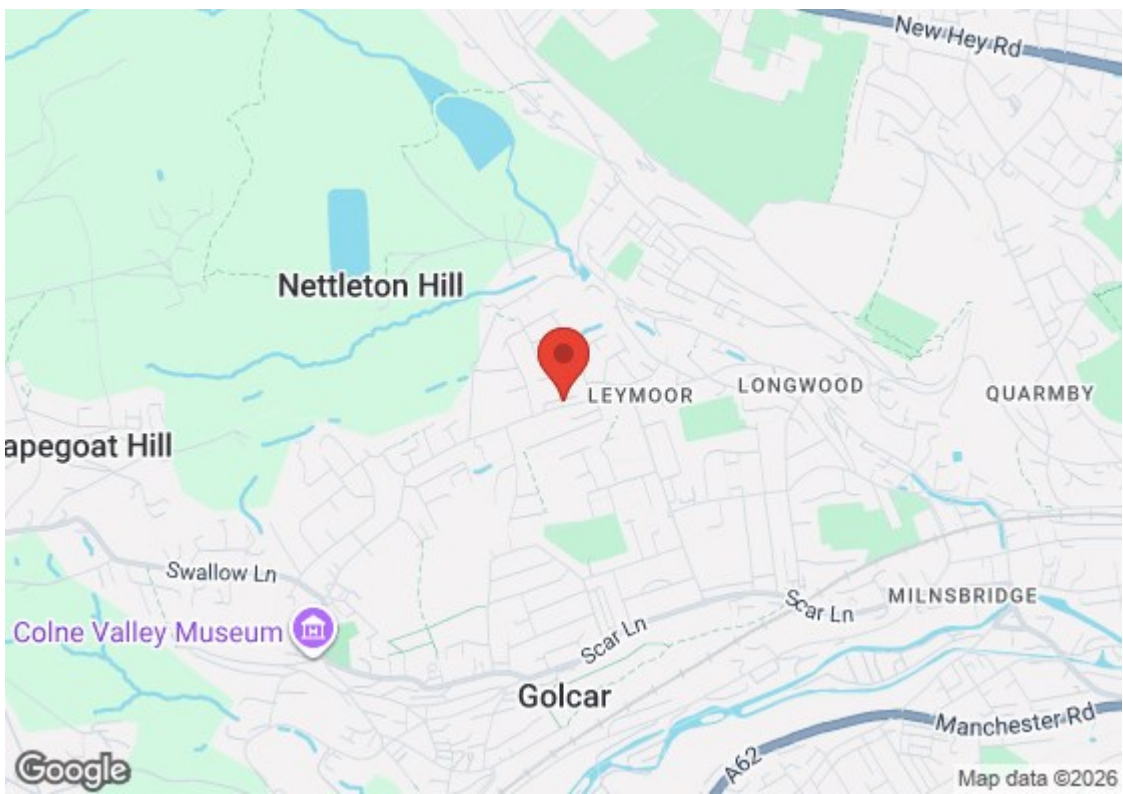
### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

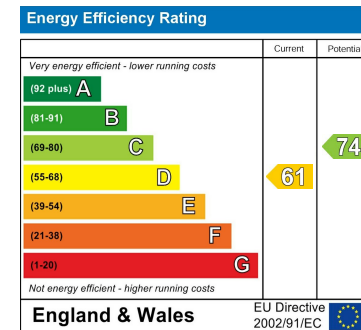
Please call our office to book a viewing 01484 530361.







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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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