



44 Town End, Golcar, Huddersfield, HD7 4QD  
£125,000

bramleys

## NO UPPER CHAIN

A well presented 1 bedroom mid terraced property which is situated in the desirable village of Golcar. Conveniently located close to local amenities and commuter links, the property would make an ideal purchase for those downsizing, first time buyers or investors alike. The property provides uPVC double glazing and gas fired central heating throughout, along with a useful cellar and a low maintenance flagged patio area to the front.

An internal viewing is recommended to appreciate the potential this property has to offer.



## GROUND FLOOR:

Enter the property through an external door into:-

### Open Plan Lounge/Kitchen

#### Lounge Area

12'10" x 12'8" (3.91m x 3.86m)

The focal point of the room is the coal effect gas fireplace with a stone slate hearth. There is a central heating radiator and uPVC double glazed window to the front elevation.

#### Kitchen Area

9'7" max x 12'6" max (2.92m max x 3.81m max)

Fitted with a range of wall, drawer and base units, laminate work surfaces, tiled splashbacks and a stainless steel sink with side drainer. Integral appliances include a 4 ring gas hob, electric oven and extractor hood, space for a fridge freezer and space/plumbing for a washing machine or dishwasher. There is access to the lower ground floor and a set of steps which provide access to the first floor.



## FIRST FLOOR:

### Bedroom

23'7" max x 12'4" (7.19m max x 3.76m)

With a central heating radiator, uPVC double glazed window to the front elevation and access to the en suite. This room provides potential to divide into two rooms if required (subject to any planning or building consents).

### En suite Shower Room

A 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit beneath, and shower cubicle with rainfall shower head. There are tiled splashbacks, a heated towel rail and a uPVC double glazed window to the front elevation. The boiler is also housed in this room.

## OUTSIDE:

To the front of the property there is a flagged patio area with part wall/part fenced boundaries.



### **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:**

A

### **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.

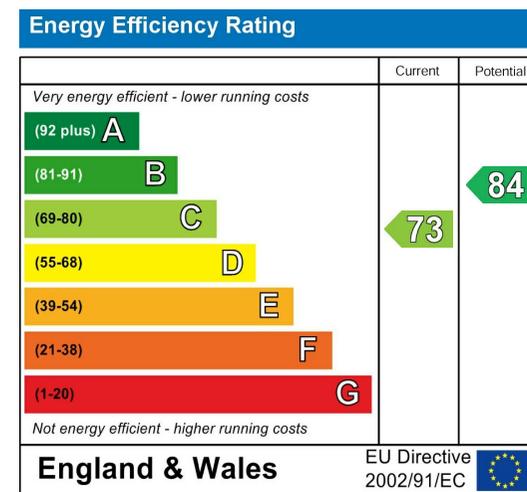
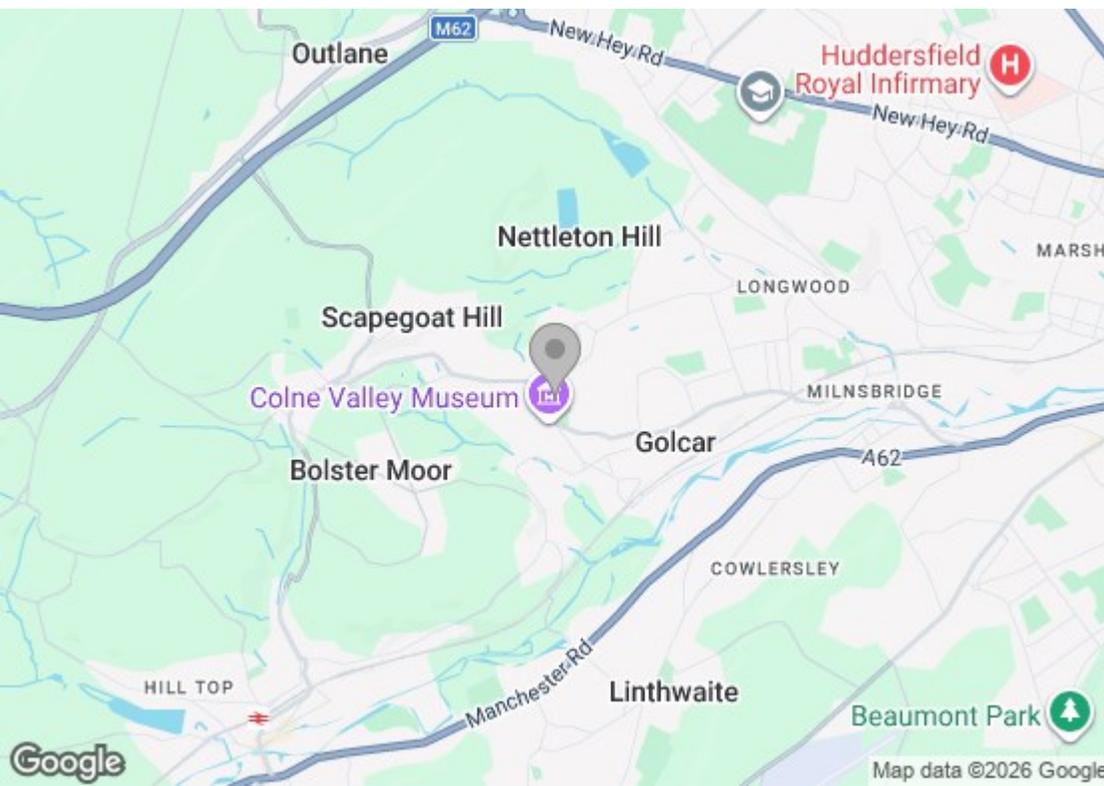
### **ONLINE CONVEYANCING SERVICES:**

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.

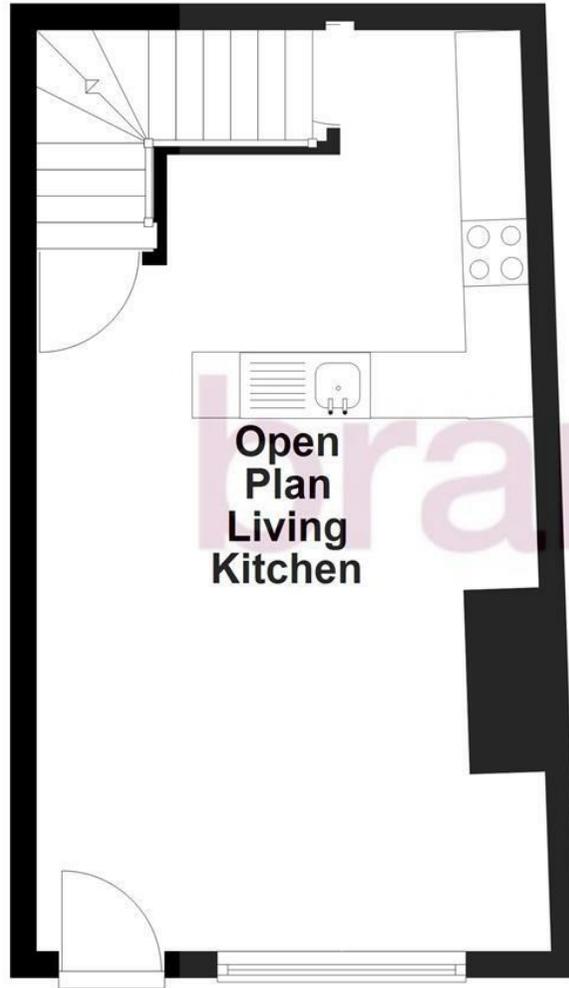
### **VIEWINGS:**

Please call our office to book a viewing on 01484 530361.





## Ground Floor



## First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

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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