



42 Longfield Avenue, Golcar, Huddersfield, HD7 4BT  
£200,000

**bramleys**

This two-bedroom semi-detached bungalow is offered for sale with no vendor chain and vacant possession. The property has been well maintained by the previous owners, however it does offer the opportunity to be updated and refurbished to suit a buyers own style and taste.

The exterior boasts low-maintenance gardens to both the front and rear, making it ideal for those who prefer to spend less time on upkeep and more time enjoying their surroundings. The property also benefits from a long driveway and detached garage.

Situated conveniently for the centre of Golcar, residents will find themselves within easy reach of local amenities, shops, and transport links. Also having uPVC double glazing and gas-fired central heating, this bungalow presents an ideal opportunity for those requiring single storey living.



## GROUND FLOOR:

### Entrance Hall

A uPVC/glazed entrance door gives access to the spacious entrance hall which has a central heating radiator and built-in storage cupboards. There is also access to the loft via a pull down ladder. We are informed the loft is boarded to provide additional storage and has an interior light.

### Lounge

13'10" x 10'10" (4.22m x 3.30m)

The lounge is situated to the front and has a gas fire, a central heating radiator and two uPVC double glazed windows to the front and side elevations which provide lots of natural light.

### Kitchen

9'10" x 7'7" (3.00m x 2.31m)

Fitted with a range of wall and base units with working surfaces over and glass display cabinet. There is an integrated gas hob, built-in oven, stainless steel sink unit, space and plumbing for a washing machine and space for a tall fridge freezer. A built-in cupboard houses the Worcester central heating boiler.

### Bedroom 1

13'9" x 9'10" (4.19m x 3.00m)

This spacious double room has an extensive range of fitted wardrobes with matching dresser and drawer units. Also having a central heating radiator and a uPVC double glazed window to the rear.

### Bedroom 2

10'4" x 10'7" (3.15m x 3.23m)

This second bedroom would also make a lovely second reception room and has a central heating radiator and uPVC double glazed French doors which lead out to the rear garden.

### Bathroom

Being full tiled to the walls and furnished with a 3 piece coloured suite comprising of a bath with shower over and screen, low flush WC and a wash hand basin. There is also a central heating radiator and uPVC double glazed window.

## OUTSIDE:

A gated tarmac driveway provides off road parking and leads to the detached garage which has internal power and lighting. There is a garden to the front with central paved section and flower beds. To the rear is a further low maintenance paved garden with raised flower beds and greenhouse.

## 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.

## DIRECTIONS:

Leave Huddersfield via Trinity Street and turn left onto Park Avenue just before Greenhead Park and then turn right onto Park Drive South. At the mini roundabout, take the second exit heading straight across onto Heaton Road and follow this road all the way to the T-junction. Turn right onto Church Street and then at the roundabout take the second exit and then turn left onto Lowergate. At the end of this road, turn right onto Dale Street and then take the second left onto Royd Street and follow this road around as it becomes Greenway after the 4 way junction. At the end of this street, turn left onto Sycamore Avenue then turn right onto Longfield Avenue.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## 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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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

Huddersfield | Halifax | Elland | Mirfield

