



335 Leymoor Road, Golcar, Huddersfield, HD7 4QQ

£230,000

bramleys

Offered to the market for the first time since being built, this charming semi-detached period property has been owned by the same family ever since. Presenting an excellent opportunity for those seeking a blend of character and potential. Boasting an EXTENSIVE PLOT measuring 0.473 acres with gated driveway and garage to the side, lawn to rear and mature, well stocked gardens with a variety of trees, shrubs and bushes, offering a serene and private outdoor space, perfect for those who enjoy gardening and nature. Also being of interest to developers with potential to extend the existing property or wish to explore DEVELOPMENT OPPORTUNITIES on the land, subject to obtaining the necessary planning permissions. However, please note an overage will be included on the title regarding any future development. So prospective buyers are advised to make further enquiries regarding the details of this. The property features an entrance vestibule, fitted kitchen, comfortable reception room, rear porch, useful cellar, 2 bedrooms, bathroom and attic room (accessed via the bathroom) which would make a great home office. While the property has been well maintained, it does require further refurbishment, allowing the new owner to adapt and refurbish to their own style and taste.

Conveniently located for schools and amenities, a viewing of this property is highly recommended to fully appreciate the potential and sizeable plot available on offer.



## GROUND FLOOR:

### Entrance Vestibule

A front entrance door gives access to the entrance vestibule which has a staircase rising to the first floor level. A door leads into the kitchen.

### Kitchen

10'3" x 9'9" (3.12m x 2.97m)

The kitchen has a front facing sealed unit double glazed window and a range of wall and base units with working surfaces over and tiled splash back, stainless steel sink and drainer and breakfast bar. There is an electric cooking point, wall mounted extractor hood and space for a washing machine. The kitchen also has a central heating radiator and access door to the cellar.

### Lounge

13'1" x 12'9" (3.99m x 3.89m)

The spacious lounge has a feature fireplace with wooden surround, tiled interior and electric fire point, there are two central heating radiators, a secondary glazed window which overlooks the rear garden and a glazed door to the rear porch.

### Side/Rear Porch

This L shaped porch has single glazed windows, a side external door, a power supply with space for a tall fridge freezer.

## LOWER GROUND FLOOR:

### Cellar

7'10" x 4'11" (2.39m x 1.50m)

The cellar provides useful storage and houses the fuse box.

## FIRST FLOOR:

### Landing

### Bedroom 1

12'0" x 9'7" (3.66m x 2.92m)

Having two modern double glazed sash windows both of

which enjoy views over the rear garden, there are fitted wardrobes within the alcove and a central heating radiator.

### Bedroom 2

14'0" x 7'8" (4.27m x 2.34m)

Also having a central heating radiator, a modern double glazed sash window and fitted cupboard with built in shelving which houses the Ideal central heating boiler.

### Bathroom

The bathroom has tiling to the walls, a bath with electric shower attachment over, pedestal wash hand basin, wc and a central heating radiator. There is a modern double glazed sash window to the front and a door which gives access to the attic room.

### Attic Room

12'0" x 11'3" (3.66m x 3.43m)

The attic room is accessed via a staircase from the bathroom. This useful space could be utilised as a study area or simply provide additional storage. Having a central heating radiator and Velux window.

## OUTSIDE:

A wrought iron gate leads to a paved frontage. To the side is a gated gravelled driveway where the original wash kitchen and external wc were situated. The driveway provides off road parking and there is a single detached garage. Attached to the side of the property is a useful timber workshop/shed. The property boasts a substantial plot measuring 0.473 acres and is well stocked with a variety of mature trees, shrubs and bushes, ideal for purchasers wanting private gardens. Alternatively there is potential for development subject to all necessary consents and planning notices.

## OVERAGE CLAUSE:

PLEASE NOTE: There will be an overage clause relating to any future development on the plot - please enquire with Bramleys for further information.

## 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 Manchester Road (A62) and proceed through Longroyd Bridge in the direction of Milnsbridge. On reaching Milnsbridge turn right down Whiteley Street and proceed on the one way system on Yates Lane, then right on Morley Lane, then left into Market Street. Continue straight ahead at the lights and after passing under the viaduct turn left into Dale Street. Follow this road along, which then becomes Grove Street, before turning left into Benn Lane, which then becomes Leymoor Road. Follow this road past the co-op and after passing the turning for St Johns C.E Junior and Infants School, the property will be found on the left hand side.

## 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.







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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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