



22 Green Gardens, Golcar, Huddersfield, HD7 4DG

£245,000

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Bramleys are pleased to offer for sale this 3 bedroom semi-detached property which enjoys a cul-de-sac location and provides good sized gardens to three sides. Presenting an excellent opportunity for families seeking a home they can adapt and refurbish to their own taste and style. With accommodation briefly comprising:- spacious entrance hall, lounge, dining room, kitchen, first floor landing, 3 well-proportioned bedrooms (2 doubles & 1 single), separate WC and a 2 piece bathroom suite.

Having a pleasant aspect to the rear, which enhances the overall appeal of the property. The outdoor space is ideal for children to play or for gardening enthusiasts to cultivate their green fingers. Please note, a section of the side garden and one of the garages is held on a possessory title.

Convenient for local amenities and schools in Golcar and Milnsbridge, the property is approximately 3.4 miles from Huddersfield town centre.

An early viewing is highly recommended to appreciate the position and potential that this property has to offer.



GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to a spacious entrance hall which has a staircase rising to the first floor, central heating radiator and wall light points.

Lounge

12'9" x 12'8" (3.89m x 3.86m)

Having a fireplace surround with gas fire, wall light points, a central heating radiator and uPVC double glazed window to the front elevation. An open archway give access to the dining room.

Dining Room

9'2" x 8'10" (2.79m x 2.69m)

The dining room has a serving hatch, a central heating radiator and a uPVC double glazed window to the rear elevation overlooking the garden.

Kitchen

8'10" x 8'10" (2.69m x 2.69m)

Fitted with a range of wall and base units with working surfaces over and tiled splash backs. There is a gas cooker point, space for an under counter fridge and freezer and plumbing for a washing machine. The kitchen also has a built-in pantry store cupboard, an external uPVC entrance door and a uPVC double glazed window to the rear which overlooks the rear garden.

FIRST FLOOR:

Landing

The landing has access to the loft and there is a uPVC double glazed window to the side elevation.

Bedroom 1

11'8" x 11'3" (3.56m x 3.43m)

A double bedroom which has a range of fitted wardrobes and matching dressing table to one wall. There is also a central heating radiator and uPVC double glazed window.

Bedroom 2

10'3" x 8'9" (3.12m x 2.67m)

Another good double which has a central heating radiator, fitted wardrobes and a built-in storage cupboard. A uPVC double glazed window looks out to the rear over the garden and enjoys a pleasant open aspect.

Bedroom 3

8'10" max (6'9" min to bulkhead) x 7'0" (2.69m max (2.06m min to bulkhead) x 2.13m)

This comfortable single bedroom incorporates the bulkhead and is fitted with a central heating radiator and uPVC double glazed window.

Separate WC

Furnished with a low flush WC, part tiled walls and a uPVC double glazed window.



Bathroom

Furnished with a 2 piece coloured suite comprising of a pedestal wash hand basin and panelled bath with shower attachment over. There is full tiling to the walls, a heated towel rail and a uPVC double glazed window.

OUTSIDE:

Enjoying a generous plot, the property has well maintained lawned garden areas to the front and rear with planted borders and hedging on the perimeter. To the side there is a concrete driveway, double garage, lawned garden and mature hedgerow borders.

PLEASE NOTE (SIDE GARDEN):

The property enjoys an additional area of garden land to the side (including half of the double garage) which is registered with possessory title. The registration process is ongoing and has several years remaining before becoming fully established. Interested parties should seek clarification from their legal advisor prior to purchase.

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 turn left onto Intake and then the second left hand turning onto Green Gardens. The property is at the end of this cul-de-sac.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWINGS:

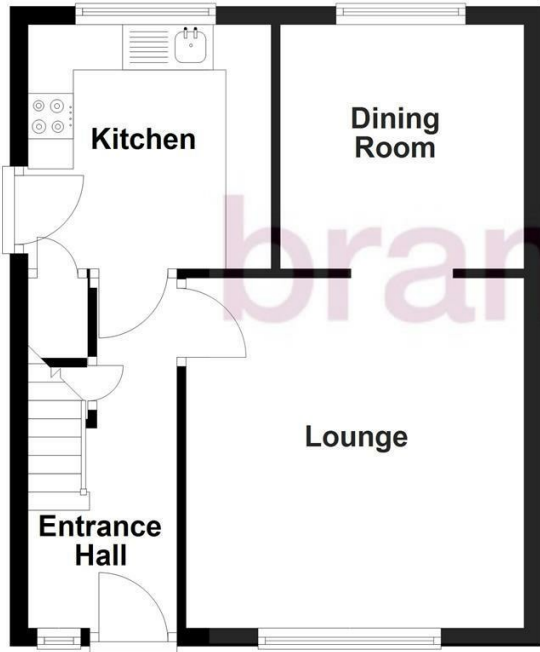
Please call our office to book a viewing on 01484 530361.





Ground Floor

First Floor



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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		66	73
(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

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