



24 Knowl Road, Golcar, Huddersfield, HD7 4AN

£160,000

bramleys

This well presented front terrace property offers a delightful blend of period features and modern comforts. Spanning across four well-appointed floors, perfect for those seeking a home which can be moved into with ease.

The lounge enjoys a feature multi-fuel stove that adds a touch of character, along with a ceiling rose and coving. There is a quality fitted kitchen to the lower ground floor with silestone worktops and island, together with a useful pantry and utility space with external door.

At first floor level there is a spacious three piece bathroom and large master double bedroom which enjoys lots of natural light from the two double glazed windows (formerly two bedrooms knocked into one). A balustrade staircase gives access to a further double bedroom at second floor level which has a large Velux window. Outside, the private decked seating area to the front provides space to sit out/hang out washing and is screened from the roadside via perimeter fencing.

Located within walking distance to the amenities of Golcar village, this home is ideally situated for those who appreciate the convenience of local shops, cafes, and community services.



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a staircase rising to the first floor. A solid oak door leads into the lounge.

### Lounge

15'7" x 13'5" (4.75m x 4.09m)

The main focal point of this room is the beautiful multi fuel stove with stone fireplace surround. There is a ceiling rose and coving, a large uPVC double glazed window to the front elevation and a solid oak door leads to the lower ground floor.

## LOWER GROUND FLOOR:

### Dining Kitchen

15'3" x 13'9" (4.65m x 4.19m)

This cosy dining kitchen has a range of quality base units with Silestone work tops, integrated double oven, ceramic sink with mixer tap and island unit with induction hob. There is tiling to the floor and access to a large pantry store with interior light. A further feature stove with timber mantle provides a focal point, and there is a uPVC double glazed window and a central heating radiator.

### Utility Area

5'7" x 4'5" (1.70m x 1.35m)

Providing space for a tumble dryer and washing machine. A uPVC entrance door gives access to the front elevation.

## FIRST FLOOR:

### Landing

Having a balustrade staircase rising to the second floor, Oak doors give access to the bathroom and master bedroom.

### Master Bedroom

16'8" max x 8'4" min x 10'7" (5.08m max x 2.54m min x 3.23m)

This lovely light and airy bedroom was originally two rooms which have been opened up to create a spacious double. With feature exposed stonework to one alcove. There is also a central heating radiator and two uPVC double glazed windows.

### Bathroom

10'1" x 5'2" (3.07m x 1.57m)

The bathroom has a panelled bath with shower attachment over, shower screen and aqua panelled splashbacks. There is also a low flush WC, a wash hand basin and chrome ladder style radiator.

## SECOND FLOOR:

### Bedroom 2

11'8" x 11'7" (3.56m x 3.53m)

This double room has a large Velux window, a central heating radiator and useful additional storage within the eaves.

### OUTSIDE:

There is an enclosed private decked area to the front which has perimeter fencing, providing a private space to sit out/hang washing as required. Stone steps with railing lead to the front door.

### 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. Continue along Manchester Road towards the Milnsbridge signpost and bear

right down Whiteley Street and follow the one way system to the traffic lights. Bear left at Scar Lane, proceed over the mini roundabout which continues through Milnsbridge and up into Golcar. Scar Lane then leads onto Knowl Road and the property can be found on the right 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.

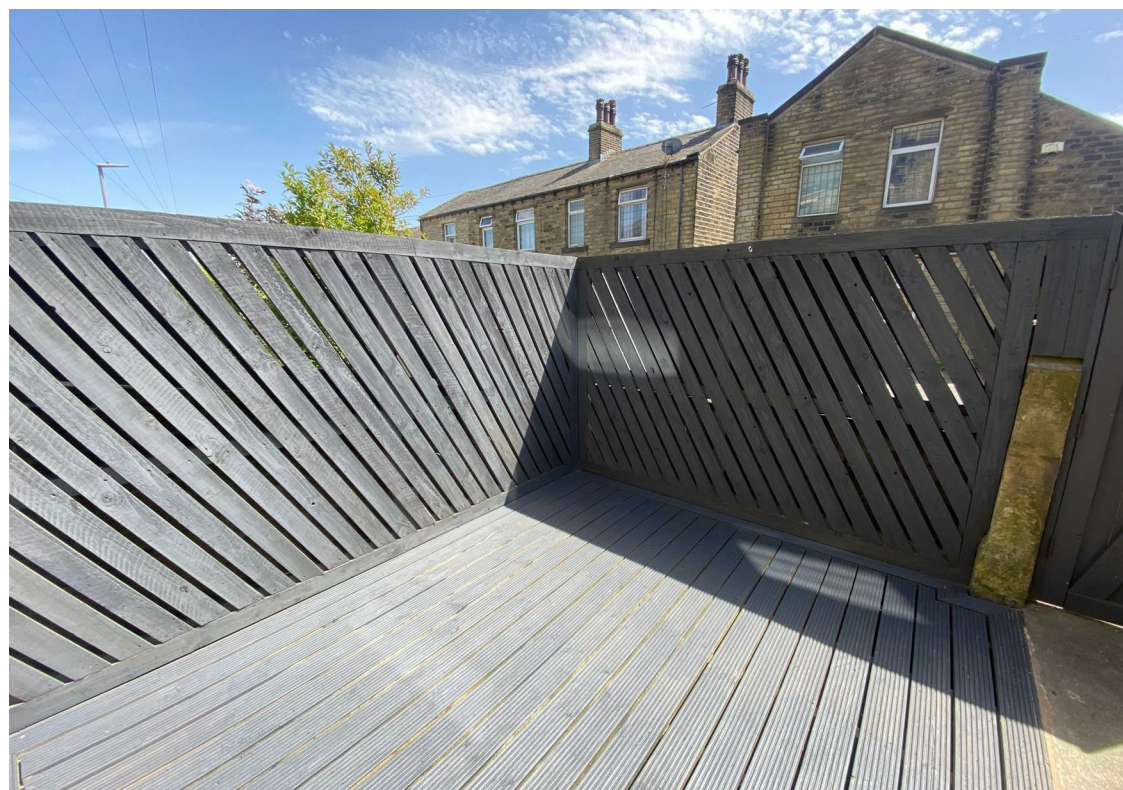
### ONLINE CONVEYANCING SERVICES:

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.

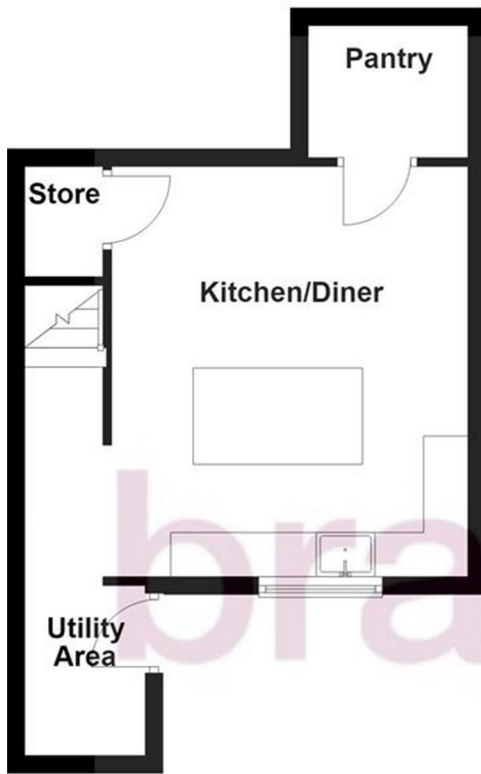
### VIEWINGS:

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

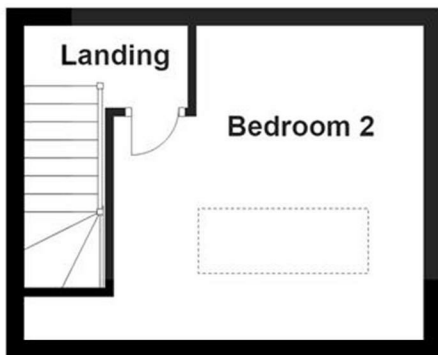




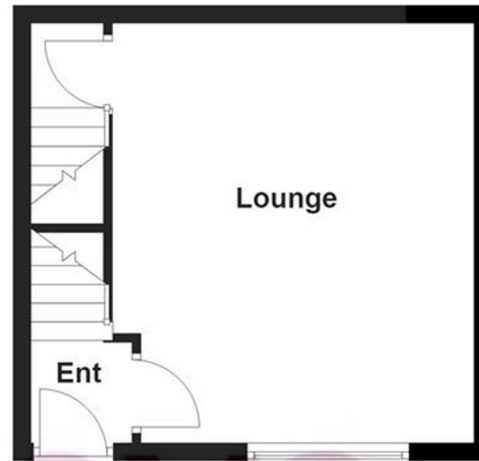
## Lower Ground Floor



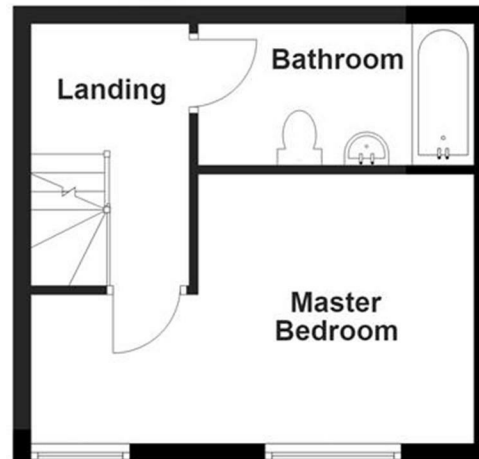
## Second Floor



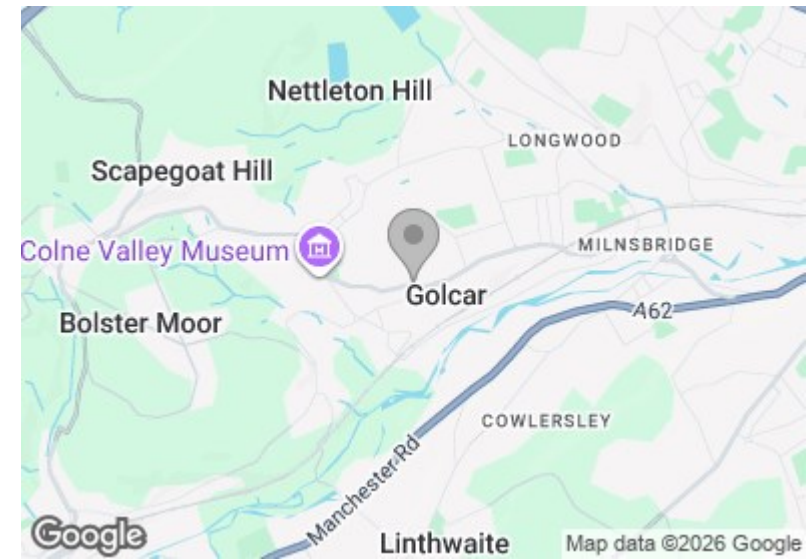
## Ground Floor



## First 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 73                      | 80        |
|                                             | 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:

- 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.
- 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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