17 Darbyfields, Golcar, Huddersfield, HD7 4QY

£215,000

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This three-bedroom end terraced property is set back from the main road, enjoying a lawned garden and ample off road parking for up to 4/5 vehicles plus a large detached garage, a rare find for a property of this type.

The well-maintained interior is ready to move into without the need for any immediate renovations, having a modern central heating boiler and uPVC double glazing with feature shutters to some windows. The accommodation comprises entrance hall, spacious lounge, dining kitchen, large landing with access to a boarded loft which has a sky light window, 3 bedrooms (no box room) and modern shower room.

One of the standout features of this home is the larger-than-average lawned gardens, perfect for children or pets to play in or for hosting family gatherings.

A ideal property for a young family and well placed for amenities and schools. With its ample parking, spacious gardens, and proximity to village amenities, it is a property that truly deserves an internal viewing.

GROUND FLOOR:

Entrance Hall

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

Lounge

14'3" x 13'8" (4.34m x 4.17m)

The lounge has a coal effect living flame gas fire, a central heating radiator and uPVC double glazed window which overlooks the lawned garden.

Dining Kitchen

17'9" x 9'2" (5.41m x 2.79m)

Having a wide range of wall and base units with working surfaces over and inset sink with mixer tap. There is a gas cooker point, space and plumbing for a washing machine and dishwasher, space for a tall fridge freeze and under stair storage cupboard. The kitchen also has a central heating radiator and a wall mounted Ideal central heating boiler. Two uPVC windows provide natural light along with a uPVC entrance door.

FIRST FLOOR:

Landing

A spacious landing area which provides an area for a desk or more wardrobe space should you need it. Loft access is via a pull down ladder. The loft has a sky light window and is boarded to provide light storage.

Bedroom 1

15'2" x 8'2" (4.62m x 2.49m)

A double bedroom with fitted wardrobes and sliding doors plus a built in wardrobe to one alcove. There is a central heating radiator and a uPVC double glazed window.

Bedroom 2

9'11" x 8'0" (3.02m x 2.44m)

Another double room with a central heating radiator and a uPVC window with shutters.

Bedroom 3

9'4" max x 7'5" (2.84m max x 2.26m)

This single bedroom has a central heating radiator, bulkhead and a uPVC double glazed window.

Shower Room

Having a three piece suite comprising vanity unit incorporating wc, wash hand basin and built in storage, walk in shower with glass screen, panelled walls, chrome ladder style radiator and a uPVC double glazed window.

OUTSIDE:

Being set back from the roadside, in the second row and being the last property in the row of terraces and therefore having more space at the side than the neighbouring properties. Having off road parking for 4/5 vehicles and a detached garage which measures 13'9 x 19'1 and has internal power, lighting and 3 windows.

Enjoying a larger than average lawned garden with patio area, providing a safe place for children/pets and entertaining in the summer months. A timber summer house provides additional storage.

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 Huddersfied 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 Darbyfields can be found as a turning on the right. Turn onto this road and then right again. The property can be found at the end of the row of houses.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

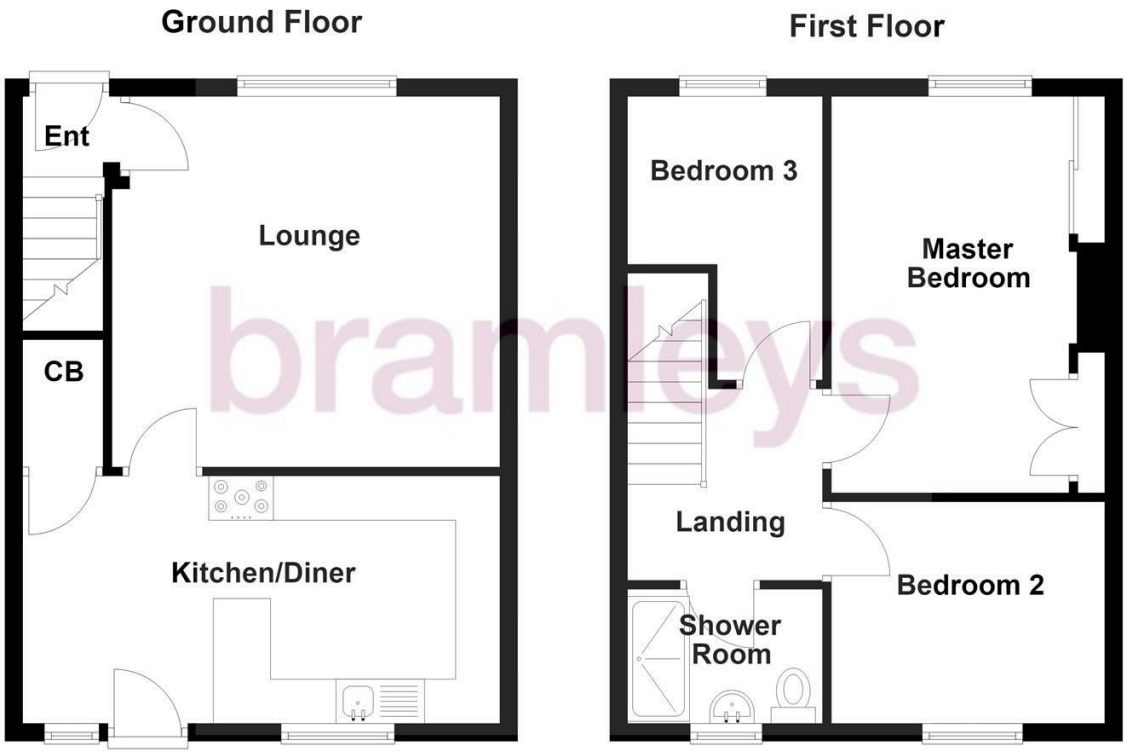
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

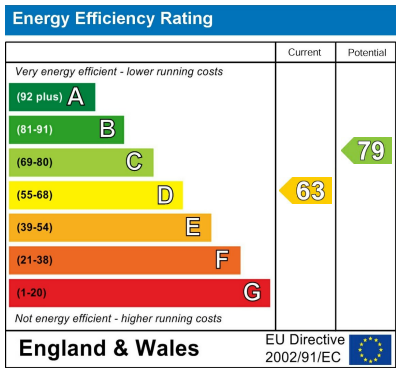
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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.



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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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