



Applegate
Properties



- Double fronted cottage
- Characterful yet modernised
- Spacious and versatile interior
- Garden and Parking

Station Lane, Golcar, Huddersfield, HD7 4EG

Offers in the region of £270,000

A much improved and modernised yet characterful double fronted three/four bedroom stone cottage with delightful gardens and covered parking nestled in desirable 'Old Golcar'.



PROPERTY DESCRIPTION

Retaining a wealth of period charm yet being modernised throughout is this deceptively spacious double fronted stone cottage which affords versatile three/four bedroom accommodation. Being located in this much sought after 'Old quarter' of Golcar village which itself includes generous and varied village amenities and schooling as well as the much sought after shops, attractions and train station in nearby Slaithwaite.

In brief the accommodation comprises: Front access to bright and spacious sitting room with exposed beams and feature fireplace, Dining Room/Bedroom Four, Breakfast Kitchen with cottage style units and open tread staircase. To the First Floor a split level landing leads to three double bedrooms and House Bathroom furnished with a modern white suite.

Externally, the property is tucked away having a generous lawn to the front with mature borders, front access gate and cover carport parking with useful storage beyond.

EPC: E

Tenure: Freehold

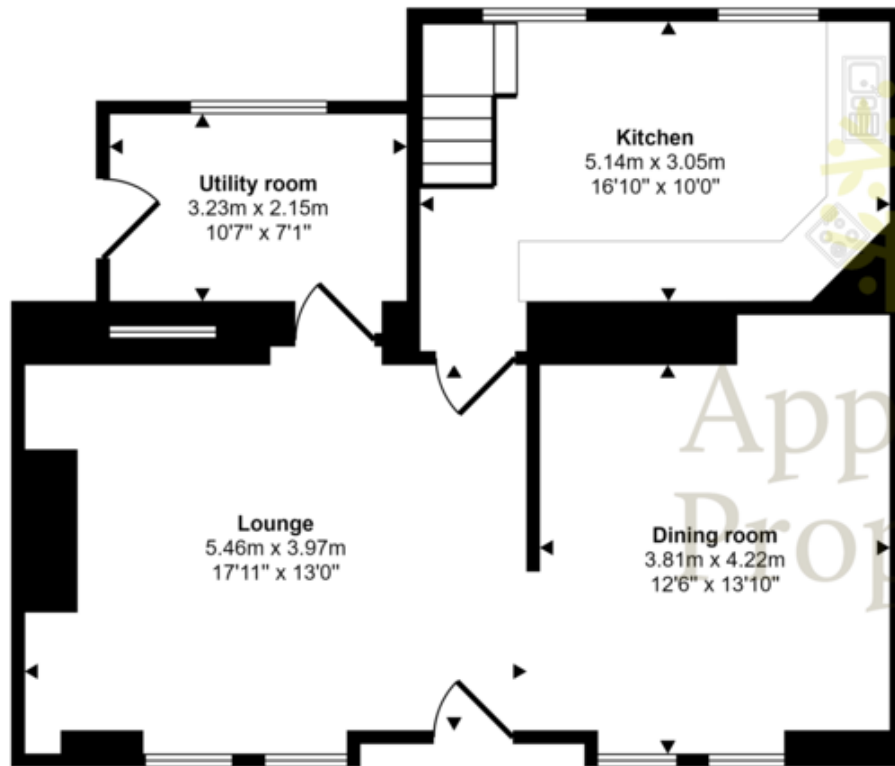
Council Tax: C

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

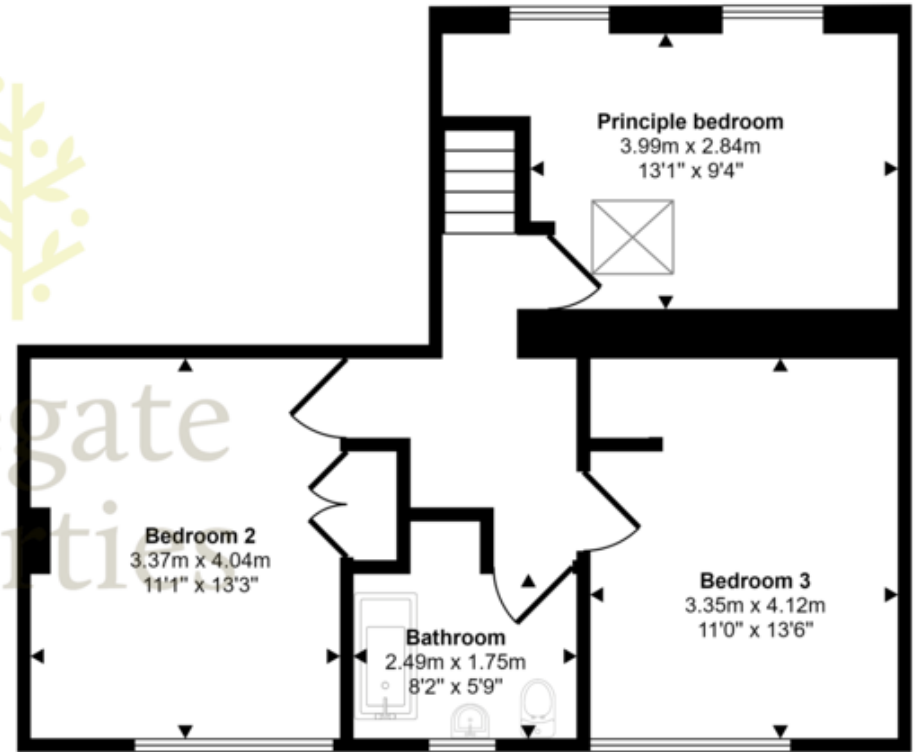
I



Approx Gross Internal Area
125 sq m / 1343 sq ft



Ground Floor
Approx 68 sq m / 736 sq ft



First Floor
Approx 56 sq m / 607 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED