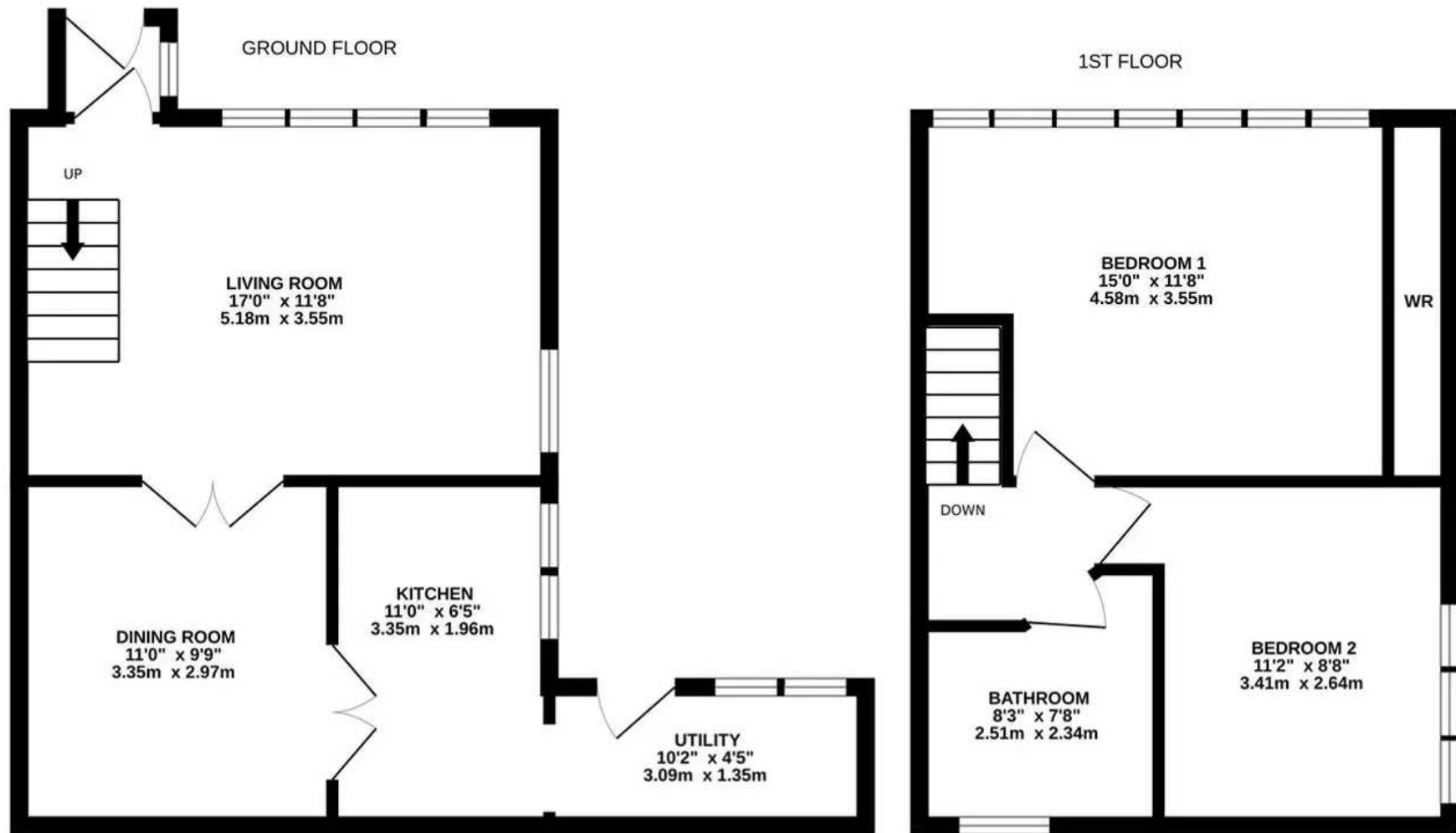




**Scar Top, Golcar**

Huddersfield

Offers in Region of **£220,000**



SCAR TOP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 3 Scar Top

Golcar, Huddersfield

Charming Grade II listed stone cottage with stunning views over Colne Valley. Located off Scar House Lane near Golcar Village. 2 beds, 1 bath, living room, dining room, kitchen, utility room, lawned garden. Close to local amenities and M62 access.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Appealing Grade II Character Cottage
- Lovely views over the valley
- Convenient for local amenities

**Simon Blyth**  
ESTATE AGENTS



### ENTRANCE HALL

A timber panelled and frosted double glazed door opens into an entrance porch, this has sealed unit double glazed window, ceiling light point, tiled floor and from here a timber and frosted glazed door opens into the living room.

### LIVING ROOM

17' 0" x 11' 8" (5.18m x 3.56m)

As the dimensions indicate this is a well-proportioned reception room which has a bank of four light sealed unit double glazed mullion windows looking out across the front garden and with stunning far reaching views stretching over the Colne Valley. In addition, there is further natural light from a sealed unit double glazed window to the side elevation. There is a beamed ceiling, central heating radiator, two wall light points, to one side a staircase rises to the first floor and as the main focal point of the room there is a fireplace with timber surround, marble inset and home to a flame effect electric fire which rests on a marble hearth. To the rear of the living room there are twin timber and bevelled glass doors opening into the dining room.

### DINING ROOM

With a beamed ceiling, two wall light points, central heating radiator and to one side there are twin timber and glazed doors which open into the kitchen.





#### **KITCHEN**

11' 0" x 6' 5" (3.35m x 1.96m)

With sealed unit double glazed windows to the side elevation, beamed ceiling with ceiling light point, central heating radiator and fitted with a range of medium oak fronted base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and a half bowl single drainer sink with antique style mixer tap, four ring stainless steel gas hob with extractor hood over and stainless steel electric oven beneath, there is undercounter space for appliances and to one side a doorway provides access to a utility room.

#### **UTILITY ROOM**

10' 2" x 4' 5" (3.10m x 1.35m)

This has a timber and frosted glazed stable door, sealed unit double glazed windows, fitted cupboards one of which houses a Potterton gas fired central heating boiler, work top and with undercounter space for washing machine and tumble dryer.

## FIRST FLOOR LANDING

With ceiling light point and loft access. From the landing access can be gained to the following rooms:-

### BEDROOM ONE

15' 2" x 11' 0" (4.62m x 3.35m)

This generous double room has an abundance of natural light from a bank of seven light sealed unit double glazed mullion windows which take full advantage of some wonderful scenery with views across and down the Colne Valley. There is a ceiling light point, central heating radiator and to one wall there are fitted wardrobes, drawers and cupboards.

### BEDROOM TWO

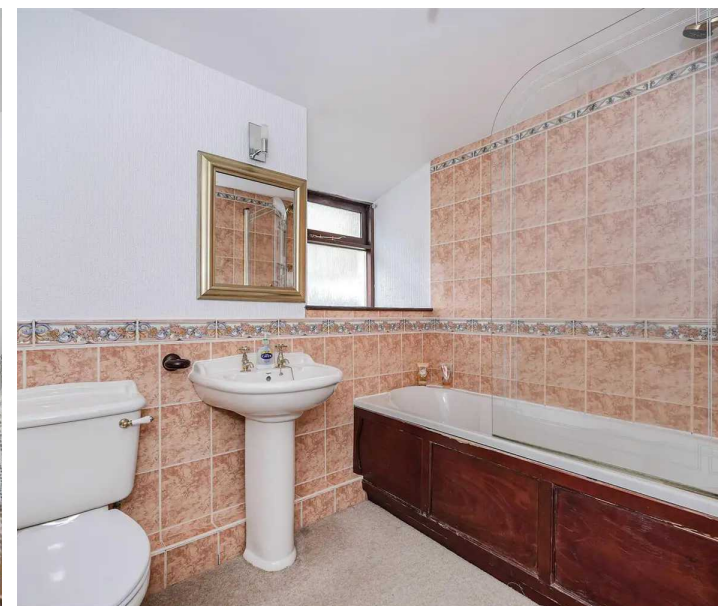
11' 2" x 8' 8" (3.40m x 2.64m)

With sealed unit double glazed windows to the side elevation, ceiling light point and central heating radiator.

### BATHROOM

7' 8" x 8' 3" (2.34m x 2.51m)

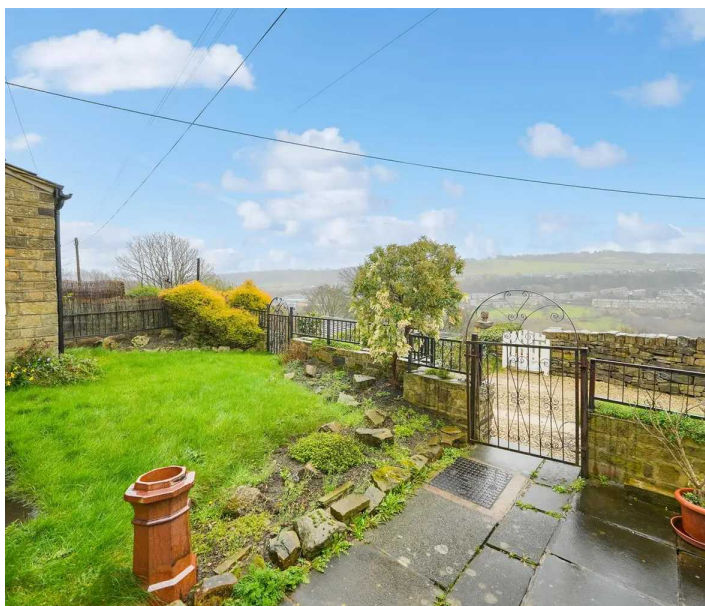
With a frosted sealed unit double glazed window, part tiled walls, ceiling light point, central heating radiator and fitted with a suite comprising: timber panelled bath with glazed shower screen and shower fitting over, pedestal wash basin and low flush w.c.





## GARDEN

To the front of the property there is a wrought iron hand gate which opens on to a lawned garden which also provides access to the entrance porch, there are planted trees and shrubs, rockery, wonderful views over the Colne Valley and adjacent to the lawn there is a wrought iron hand gate opening on to a flagged pathway which provides access to the utility room. It should be noted that this flagged pathway is owned by number one and with number three having pedestrian access across.





## **ADDITIONAL INFORMATION**

### **LISTING**

The property is Grade II listed. Listed 11/07/85 Entry Number 1223703

### **DIRECTIONS**

Using satellite navigation enter the postcode HD7 4DT

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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