



Applegate  
Properties



**Mulberry Court, Golcar, Huddersfield, HD7 4DN**

**Offers in the region of: £149,950**

A well presented two bedroom semi detached with gardens and driveway in pleasant cul-de-sac position close to village amenities.

- Semi Detached
- Two Double Bedrooms
- Gardens & Driveway
- Cul-De-Sac Position



## PROPERTY DESCRIPTION

Occupying a pleasant tucked away cul-de-sac position is this semi detached property. Affording well presented two bedroom accommodation which includes gas central heating the property is ideally placed for local amenities shops and schooling as well as being accessible for both Huddersfield and the wider Colne valley.

Being of potential interest to a variety of buyers including the first time buyer or down sizer, the accommodation briefly comprises: Entrance Porch, spacious Living Room with feature fireplace and open staircase, fitted Kitchen with pantry store and door to rear.

To the First Floor are Two double bedrooms and Bathroom furnished with a three piece white suite with over bath shower.

Externally, the property has generous driveway parking and lawned gardens to front and rear.

EPC: C

Tenure: Freehold

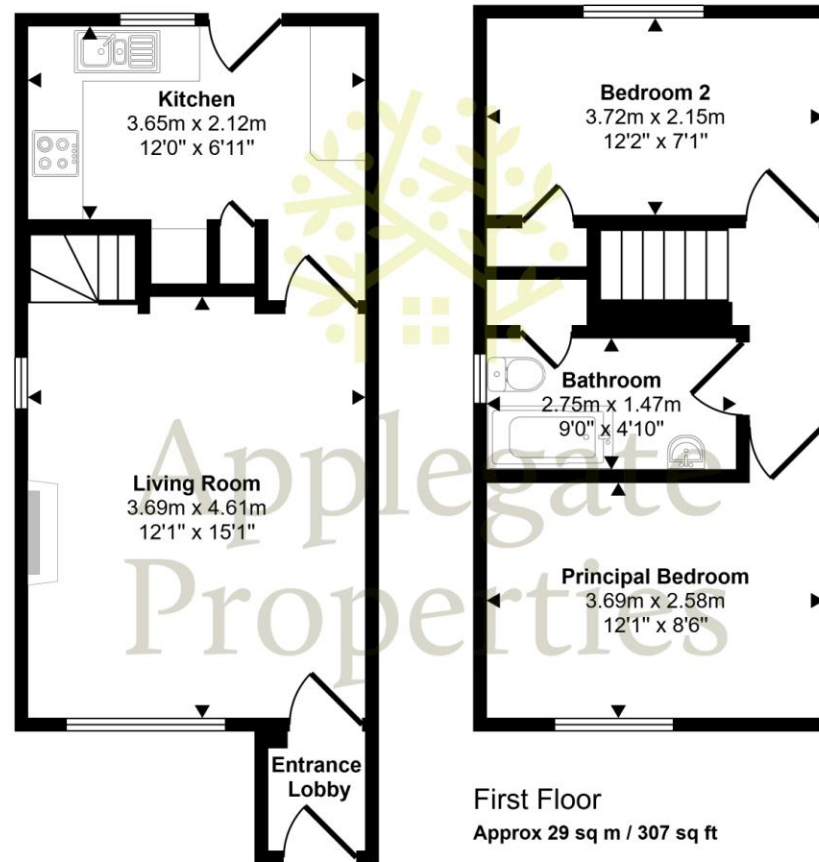
Council Tax: B

**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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 Contact 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.



Approx Gross Internal Area  
58 sq m / 623 sq ft



Ground Floor  
Approx 29 sq m / 316 sq ft

First Floor  
Approx 29 sq m / 307 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             |         | 89 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | 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.

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#### Measurements

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#### 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.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED