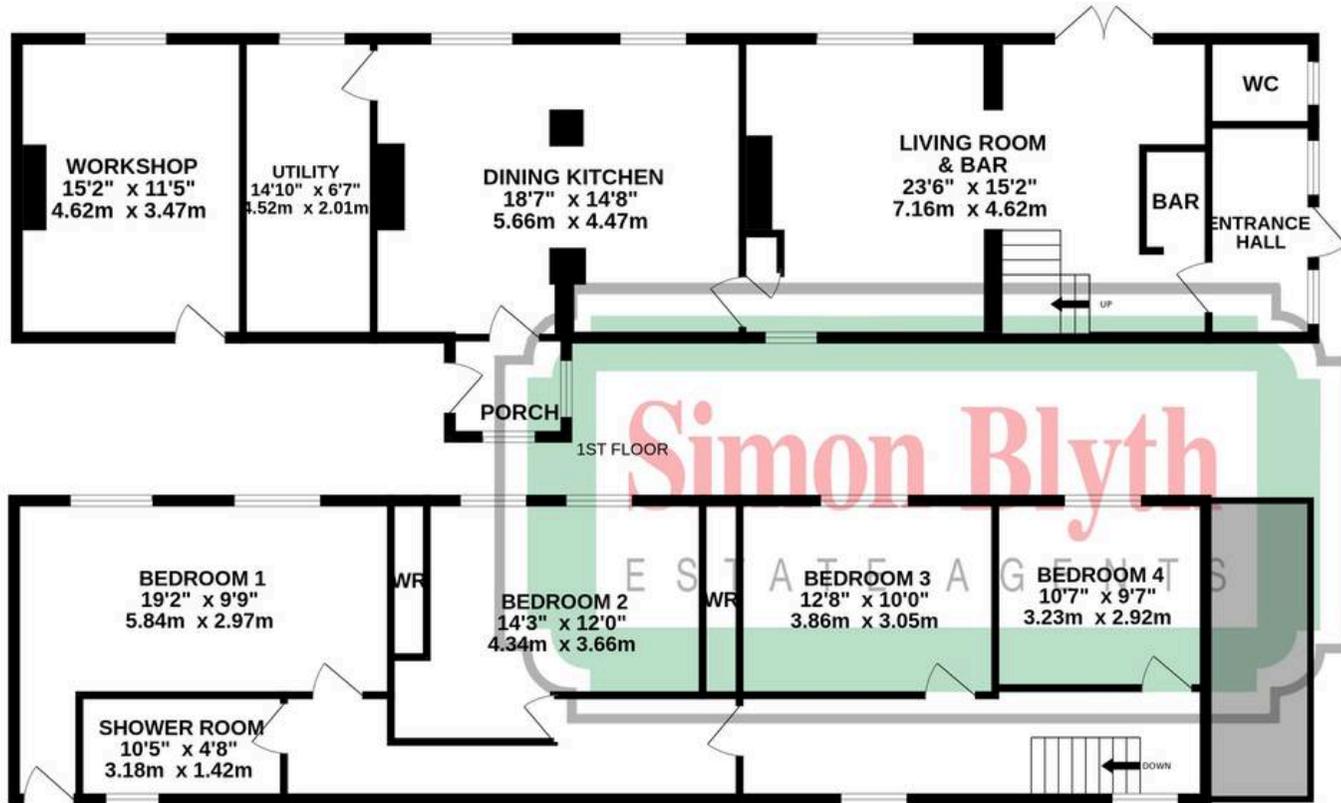




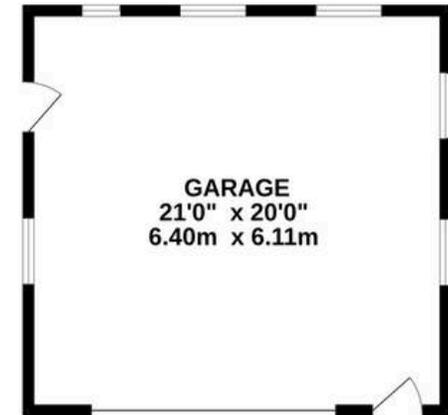
114 Westwood, Golcar
Huddersfield

Guide Price **£360,000**

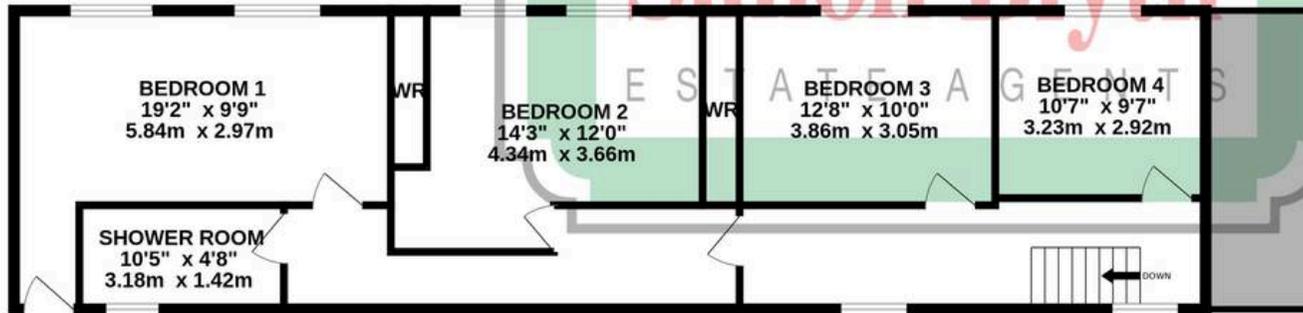
GROUND FLOOR



GARAGE



1ST FLOOR



WESTWOOD

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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114 Westwood

Golcar, Huddersfield

***To be sold by the Modern Method Of Auction-
starting bid price £360,000 plus reservation
fee- T's & C's apply***

A generously proportioned stone built and slated property (formerly four cottages) enjoying stunning far reaching views over the Colne Valley from all rooms with the exception of the bathroom. The property is requiring a general program of modernisation and updating, although the roof was turned and felted approximately 10 years ago.

The property stands in circa a $\frac{1}{4}$ of an acre which includes terraced gardens, off road parking for a number of cars and detached double garage. There is a gas central heating system, pvcu double glazing and briefly comprising to the ground floor, entrance hall, downstairs WC, living room and bar, dining kitchen, utility room, work shop/ potential reception room. First floor landing leading to four good sized bedrooms and shower room.

Simon Blyth
ESTATE AGENTS



Ground Floor

11' 3" x 5' 4" (3.43m x 1.63m)

Which comprises entrance hall. This has pvcu double glazed windows with views over the valley and central door, there is a mono pitched beamed ceiling, two wall light points and central heating radiator. To one side a door gives access to a downstairs WC.

Downstairs WC

5' 4" x 4' 3" (1.63m x 1.30m)

With frosted pvcu double glazed window, wall light point, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin and low flush WC. From the hallway a door opens into a living room and bar area.

Living Room/ Bar Area

23' 6" x 15' 2" (7.16m x 4.62m)

As the dimensions indicate this is a well proportioned and characterful room with timber and beamed ceiling, two ceiling light points, there is part stone and timber divide, separating the living space from the bar area. To one side a spindled open tread staircase rises to the first floor, there are pvcu double glazed windows and French doors which provide natural light as well as some stunning far reaching views stretching down the Colne Valley. There is a small pvcu double glazed window to the rear elevation, there is oak flooring, four central heating radiators, display shelving, fitted bar with shelving and as the main focal point, a lovely stone fireplace and chimney breast with two lights mounted to the chimney breast, display niche and home to a gas stove which rests on a stone hearth. To the left hand side of the chimney breast a timber and glazed door opens into the dining kitchen.



Dining Kitchen -18' 7" x 14' 8" (5.66m x 4.47m)

There are two stone pillars which separate the kitchen from the dining area, there are pvcu double glazed windows which once again enjoy stunning far reaching views down the Colne Valley, there is a timber and beamed ceiling, range of base and wall cupboards, drawers, overlying granite worktops with matching splash backs, inset 1 1/2 bowl stainless steel sink with brushed stainless steel mixer tap, four ring gas hob with extractor hood over and plumbing for dishwasher. The dining area has a central heating radiator and fireplace with timber surround, coal effect gas fire and tiled hearth. To the rear elevation a timber and glazed stable door gives access to a porch.

Porch - 5' 8" x 5' 0" (1.73m x 1.52m)

With pvcu double glazed window and a pvcu and frosted double glazed door, ceiling light point and tiled floor. To the far side of the dining kitchen a timber and frosted glazed door opens into the utility room.

Utility Room -14' 10" x 6' 7" (4.52m x 2.01m)

With pvcu double glazed window enjoying far reaching views over the Colne Valley, there is a wall mounted Baxi gas fired central heating boiler, worktops with drawers and cupboards beneath, inset ceiling drainer stainless steel sink, tiled floor, central heating radiator and with plumbing for automatic washing machine. To one side a timber door opens into a workshop.

Workshop -15' 2" x 11' 5" (4.62m x 3.48m)

This could easily be converted into another reception room and has a pvcu double glazed window with views down the Valley and a pvcu and frosted double glazed door leading to the rear. There is a timber and beamed ceiling, exposed stone work with display niches and a lovely stone fireplace and stone flagged floor.





First Floor Landing

With two pvcu double glazed windows, two ceiling light points and a central heating radiator. From the landing access can be gained to the following..-

Bedroom Four

10' 7" x 9' 7" (3.23m x 2.92m)

With pvcu double glazed windows with views stretching down the valley, there are two ceiling light points, central heating radiator and a bank of fitted shelves with cupboards beneath.

Bedroom Three

12' 8" x 10' 0" (3.86m x 3.05m)

With pvcu double glazed windows with views over the valley, there is a ceiling light point, central heating radiator, fitted wardrobe and fitted cabin bunk beds with drawers beneath.

Inner Landing

With pvcu double glazed windows and providing access to the following..-

Bedroom Two

14' 3" x 12' 0" (4.34m x 3.66m)

With a bank of pvcu double glazed windows with views down the valley, there are two sets of wardrobes, one with floor to ceiling sliding door and the other mirror fronted, central heating radiator and ceiling light point.





Bedroom One

19' 2" x 9' 9" (5.84m x 2.97m)

A generous double room which has a bank of pvcu double glazed windows with views down the valley, there is also a lobby to one side leading to a pvcu and frosted double glazed door which gives access to the rear. There is a beamed ceiling and central heating radiator.

Shower Room

10' 5" x 4' 8" (3.18m x 1.42m)

With a frosted pvcu double glazed window, floor to ceiling tiled walls, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush WC and wet area with glazed side panel and electric shower fitting.



Modern Method Of Auction

Modern Method of Auction The property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property your information will be shared with the auctioneer IAMSOLD Ltd This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. The additional time allows buyers to proceed with mortgage finances. The buyer is required a reservation agreement to make a payment of non refundable reservation fee. This is 4.5% of the purchase price including VAT subject to a minimum fee of £6,600 including VAT. The reservation fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property and the calculation for stamp duty liability. Buyers will be required to go through an identification process with IAMSOLD Ltd and provide proof of how this will be funded.

GARDEN

On the Westwood Edge roadside there is a small foot bridge which gives access to a door opening into bedroom one. Below this there is a stone flagged area where there is access to the porch, there is also an ornamental stone trough and adjacent to this there is a covered well. Flagged pathway then leads to the far side of the property where there is the garden and parking area. Gardens to the right hand side of the double garage there is a terraced garden area with stone steps leading to more lawned areas, planted trees and shrubs and from the most elevated part of this garden there are stunning far reaching views which stretch across the Colne Valley. To the left hand side of the double garage there is a further lawned area.

Parking

Access to the parking area and double garage is on a lane which runs across the front of numbers 110 and 114, there is a gravelled parking area for a number of cars, this in turn leads to a detached garage.

Garage 21' x 20'

With light and power, electric door, timber and glazed courtesy door and with windows to three elevations and a further courtesy door in the top left hand corner.



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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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.

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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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