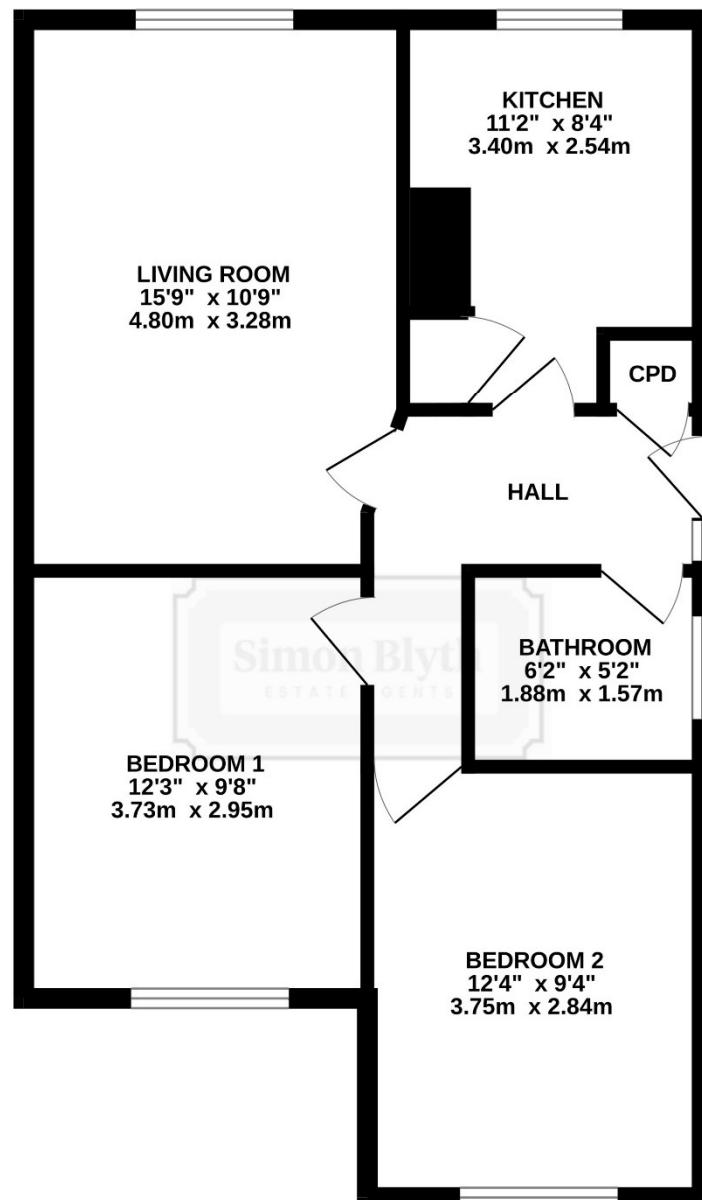




**17 Warwick Avenue, Golcar, Huddersfield, Golcar, HD7 4BX**



WARWICK AVENUE

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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## PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this two-bedroom semi-detached true bungalow with driveway, garage and gardens with the rear garden enjoying a southerly aspect.

The property is located close to Golcar village with local shops, amenities and schools. The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises L shaped entrance hall, living room, kitchen, two double bedrooms and bathroom.

**Offers Around £190,000**

## ENTRANCE HALL

This is L shaped and has a uPVC and frosted double glazed door with adjacent frosted uPVC double glazed window all of which provides the hallway with natural light, there is a cupboard which houses a wall mounted ideal gas fired central heating boiler, central heating radiator, ceiling light point and loft access. From the hallway access can be gained to the following rooms: -

## LIVING ROOM

Measurements- 15'9" x 10'9"

A comfortable reception room situated to the front of the bungalow and having a uPVC double glazed window looking out over the garden, there is a ceiling light point, ceiling coving, three wall light points, central heating radiator and as the main focal point of the room there is stone fireplace with Westmorland slate inset and hearth, flame effect electric fire, display niches and tv plinth.



## KITCHEN

Measurements- 11'2" x 8'4"

This is situated adjacent to the living room and has uPVC double glazed window looking out over the front garden. There is a chimney breast with storage cupboard to one side, ceiling light point, central heating radiator and having base and wall cupboards, drawers, overlying worktops, part tiled walls, inset single drainer stainless steel sink with chrome mixer tap, electric cooker point and under counter space for washing machine and fridge.



## **BEDROOM ONE**

Measurements- 12'3" x 9'8"

A double room with uPVC double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and to one wall there are a bank of fitted floor to ceiling wardrobes, cupboards and dressing table with shelving and drawers beneath.



## **BEDROOM TWO**

Measurements- 12'4" x 9'4"

This is situated adjacent to bedroom one and is a double room which has a uPVC double glazed window looking out over the rear garden. There is a ceiling light point and two central heating radiators.



## BATHROOM

Measurements- 6'2" x 5'2"

With a frosted uPVC double glazed window, ceiling light point, floor to ceiling tiled walls, central heating radiator and fitted with a suite comprising panelled bath with a Mira electric shower fitting over, pedestal wash basin and low flush w.c.



## OUTSIDE

### PARKING

To the left-hand side of the bungalow there is tarmac drive which provides off-road parking for a number of cars and in turn leads to a detached concrete sectional garage situated at the foot of the rear garden.

### GARDENS

To the front of the property there is a lawned garden with planted trees and shrubs to the borders. To the rear there is a lawned garden together with flagged patio and enjoying a southerly aspect.





## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council Tax Band- B

Directions- Using satellite navigation enter the postcode HD7 4BX

## **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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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**

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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.

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**7 DAYS A WEEK**

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#### MAIN CONTACTS

**T:** 01484 651878

**W:** [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

**E:** [huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

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