



236 Leymoor Road, Golcar

This gorgeous 'through by light' weavers' cottage has a wealth of character and charm with many period features on display. The spacious accommodation offers a dining kitchen and lounge at ground floor level, access to a keeping cellar, 2 double bedrooms and bathroom on the first floor, and then a 'spacesaver' staircase rises to an attic room. It occupies a sought-after residential location and is within easy reach of many amenities. There are double glazed windows, a gas central heating system, and a multi-fuel stove in the lounge. Externally, there is a very pleasant garden area to the front which is mainly paved and has raised beds well stocked with ornamental trees and shrubs. It is also worth noting that this is for sale with no vendor chain.

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Slaithwaite

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Accommodation:

GROUND FLOOR

The oak entrance door opens into:-



Dining Kitchen

18'6" x 11'6"

A great space for entertaining family and friends. The kitchen area is fitted with a range of wall and base units with ample worksurfaces which incorporate a 1½ bowl sink with mixer tap. There is a 4-ring gas hob with extractor hood over, double oven & grill, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, space for a fridge/freezer, and a cupboard houses the 'Ideal' central heating boiler. There is a spacious dining area, exposed stonework feature wall, beams, 2 windows to the front, door giving access down to a keeping cellar, and an arched opening leads through to:-



Lounge 18'2" x 14'9"

A very good-sized reception room with lovely views to the rear over the cricket field and far beyond. There is a multi-fuel stove with stone hearth and timber mantel, and staircase rising to the first floor.

FIRST FLOOR



Landing

Giving access to 2 bedrooms and house bathroom, and a door gives way to a 'spacesaver' staircase that takes you up to an attic room.



Bedroom 1 **18'9" x 14'9" (8'3" min)**

This is a large double bedroom with a bank of windows providing far reaching views to the rear.



Bedroom 2 **12'6" x 8'10"**

Another double bedroom with mullioned windows to the front.



Bathroom

9'2" x 8'11"

As the floor plan suggests, this is a good-sized bathroom fitted with a white suite comprising a corner bath with mixer tap and showering hose, low flush w.c., wash basin with mirror fronted cabinet over, and a separate shower cubicle with dual-head shower over. There are mullioned windows to the front with frosted panes, extractor fan, ladder style radiator/towel warmer, and tiled walls and floor.



ATTIC ROOM

18'3" x 15'11"

A 'spacesaver' staircase takes you up into the attic room which although we cannot class it as a bedroom, the current owners do use it as such. This spacious room has 2 velux roof windows, exposed beams, and access to eaves storage.



Outside Front



OUTSIDE

Steps rise up from the pavement to a nicely paved low maintenance garden with stone boundary walls, raised beds well stocked with an assortment of ornamental trees and shrubs, bin and log stores, and an external water tap.

Viewing

By appointment with Wm Sykes & Son.

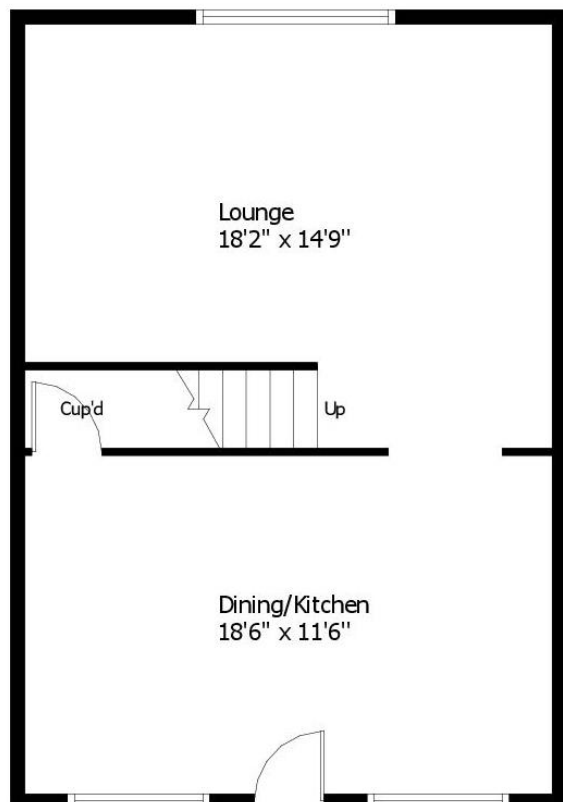
Location

From the centre of Golcar, head down Leymoor Road and the property will be found on the left hand side just after the left turn onto Parkwood Road.

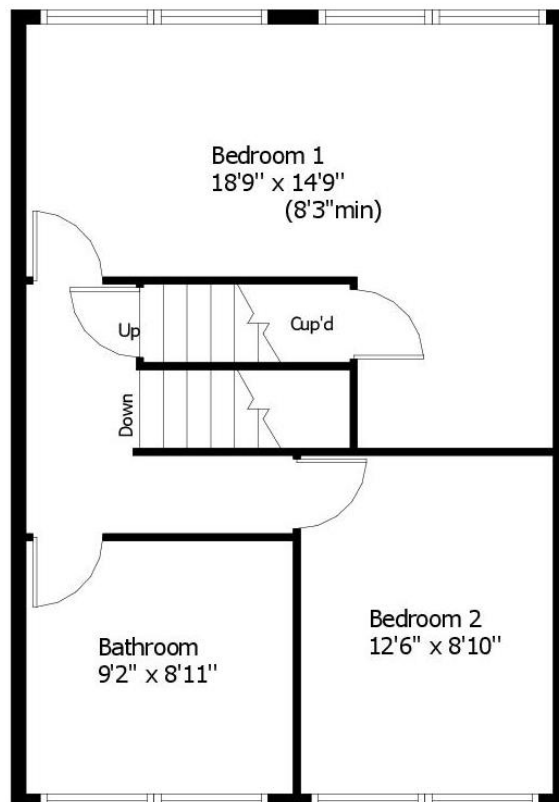
Additional Information

- Council Tax – Band B (£1,629.89 2023/24)
- Tenure – Freehold
- Utilities:-
 1. Water – mains - metered
 2. Drainage - mains
 3. Gas – mains
 4. Heating – gas fired central heating with an ‘Ideal’ boiler located in the kitchen cupboard. There is also a multi-fuel stove in the lounge
 5. Electricity – mains
 6. Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including ‘Ultrafast’, are available in this area and mobile coverage at the property is offered by several providers.

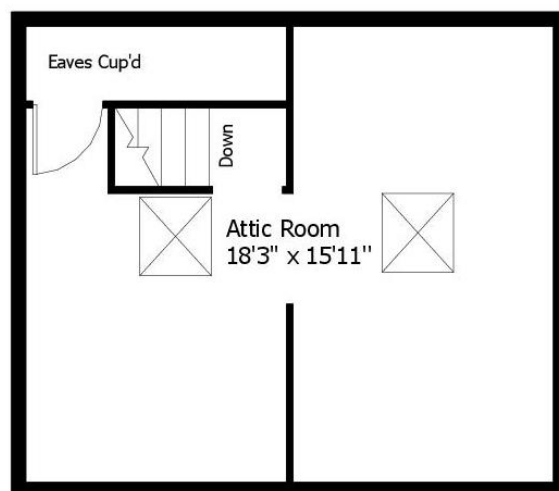
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Ground Floor



First Floor



Attic

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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