



330 Leymoor Road, Golcar

This gorgeous stone-built end of row cottage is actually tucked away off the main road where Hollin Hall Lane meets Banks Side. The immaculately presented accommodation briefly comprises entrance hallway, lounge, dining kitchen, ground floor w.c., cellar, 3 bedrooms, en suite shower room, and house bathroom. There are double glazed windows, a gas central heating system, and a bio-fuel stove in the lounge. To the front of the cottage, you will find a stone paved patio, gravelled garden, tarmac parking for 2 cars, and a triangular piece of garden at the far end which is also laid with gravel. At the rear of the house there is a fully enclosed garden which is all paved for ease of maintenance. It occupies a sought-after residential location and is within easy reach of all the shops and amenities within the village centre.

Holmfirth

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Accommodation:

GROUND FLOOR

The front entrance door opens into:-

Entrance Hallway

With staircase rising to the first floor.



Lounge **21'5" x 13'9" max**
A good-sized reception room which is fitted with a bio-fuel stove resting on a stone hearth set into the exposed stone and brickwork chimney breast. There are windows to the front and side both having stone sills. There is access beneath the staircase to the cellar.



Dining Kitchen

13'9" x 12'10"

Fitted with a good range of wall, drawer and base units having ample worktops over incorporating a ceramic sink with mixer tap. Integrated appliances include a 4-ring gas hob with extractor hood over, electric oven & grill, fridge/freezer, and dishwasher. There is a cupboard which houses the central heating boiler and has space and plumbing for a washing machine. The kitchen also has tiled splashbacks, inset ceiling spotlights, wood effect flooring, windows to the side, external door to the rear, and space for a dining table.



W.C.

4'2" x 3'6"

Fitted with a white suite comprising low flush w.c., and a wash hand basin with cupboard beneath and tiled splashback and mirror above. It has inset ceiling spotlighting, and wood effect flooring.

CELLAR

7'0" x 5'10"

A small yet very useful cellar with stone flagged floor, electric heater, stone recessed keeping shelves, power sockets and air vent.

FIRST FLOOR

Landing

With access to the loft space which is mainly boarded, insulated, and has lighting.



Bedroom 1

12'10" x 9'6"

A double bedroom with French doors opening to a Juliet balcony and providing delightful countryside views.



En Suite Shower Room

9'0" x 4'0"

Fitted with a modern white suite comprising a low flush w.c., wash basin with drawers beneath, and a large shower cubicle with dual head shower over. There is a frosted window to the side, inset ceiling spotlighting, and wood effect flooring.



Bedroom 2

13'11" x 9'5"

This double bedroom has 2 windows with stone sills to the front offering a pleasant aspect.



Bedroom 3 **10'3" x 7'1" (5'10" min)**
A good sized single bedroom with window and stone sill to the side.



Bathroom **7'6" x 5'7"**
Fitted with a white suite comprising panelled bath with Mira shower and screen over, wash basin with drawers beneath, and a low flush w.c. There are tiled walls around the bath/showering area, inset ceiling spotlights, extractor fan, wood effect flooring, and a ladder style radiator/towel warmer.



Outside Front



OUTSIDE

To the front of the cottage, you will find a stone paved patio, gravelled garden, tarmac parking for 2 cars, and a triangular piece of garden at the far end which is also laid with gravel. At the rear of the house there is a fully enclosed garden which is all paved for ease of maintenance.

Viewing

By appointment with Wm Sykes & Son.

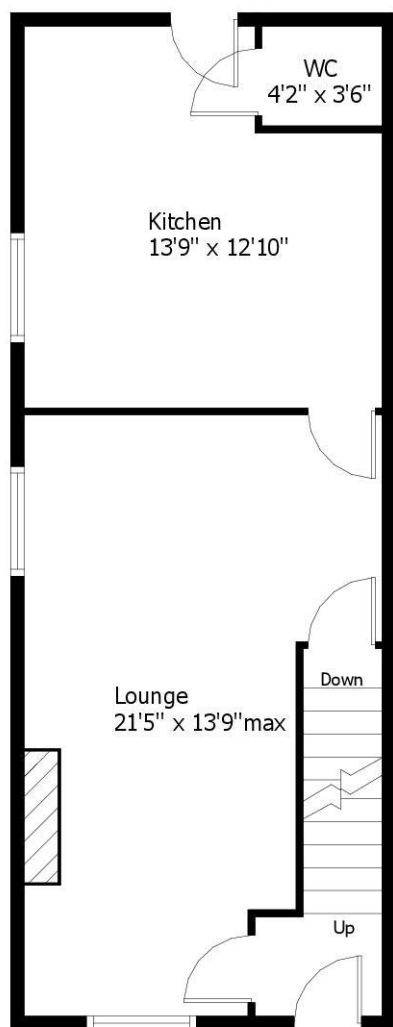
Location

From the centre of Golcar, head down Leymoor Road and immediately after Moorcroft Avenue on the right, take the next left turn onto the lane where you will find several properties which still have Leymoor Road addresses yet the lane turns into Hollin Hall Lane and then Banks Side.

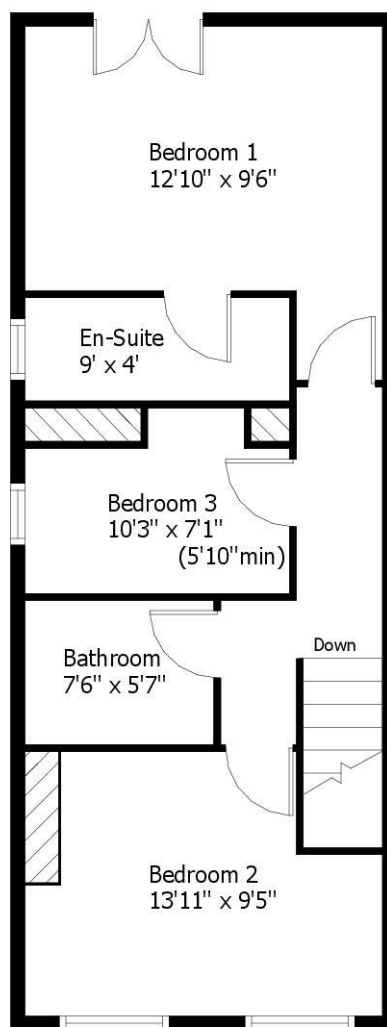
Additional Information

- Council Tax – Band C (£2,055.25 2025/26)
- Tenure – Freehold
- Utilities:-
 1. Water – mains
 2. Drainage - mains
 3. Gas – mains
 4. Heating – gas fired central heating and a bio-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.

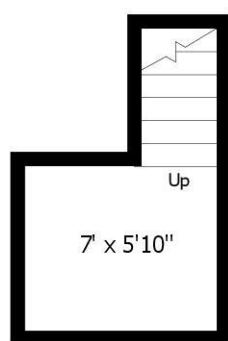
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Ground Floor



First Floor



Cellar

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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