



## 94 Golcar Brow Road, Meltham

Enjoying a pleasant tucked away location with view to the rear, this split level detached offers accommodation over 2 levels that can only be appreciated by viewing internally. It comprises: entrance hall, lounge / dining, kitchen, 2 double bedrooms, shower room and en-suite on the ground floor level. On the lower ground floor level there is a spacious reception hall, conservatory and another double bedroom with en-suite and dressing room. It has a gas central heating system and uPVC double glazing, but we expect that buyers will update or redesign to their own tastes. There is an integral garage and parking in front of the house with a large enclosed sloping garden to the rear.

### Holmfirth

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### Slaithwaite

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## Accommodation:

### GROUND FLOOR



**Entrance Hall** 12'7" x 8'5"  
A spacious hallway with uPVC door and obscure glazed windows to the front, internal door to the garage, laminated flooring and central heating radiator.



**Lounge / Dining** 17'6" x 19'6" overall  
A good sized open plan living and dining room, with window to the rear enjoying the views, feature fireplace, laminated wood flooring, 2 central heating radiators and stairs leading down to the lower floor.



**Shower Room / WC** 4'10" x 5'5" (7'11" max)  
With low flush wc, pedestal washbasin and shower enclosure, fully tiled walls and central heating radiator.

**Inner Hall**  
With built in airing cupboard and cloaks cupboard, laminated flooring and central heating radiator.



**Kitchen** 9'8" x 8'10"

Fitted with a range of base units and wall cupboards with laminated worksurfaces, integrated oven, 4 ring gas hob with extractor, fridge, dishwasher, inset spotlights to the ceiling, window to the rear enjoying the views, central heating radiator and door to the side.

**Side Porch**

A glazed porch with doors to the front and rear.



**Bedroom 3** 12'7" x 9'10"

Another double bedroom with window to the front, fitted wardrobes and central heating radiator.



**Bedroom 2** 12'5" x 10'9"

A double bedroom with window to the front, fitted wardrobes and central heating radiator.



**En-suite** 7'4" x 5'7"

With low flush wc and washbasin in vanity unit, bath, obscure glazed window to the side, fully tiled walls and central heating radiator.

**LOWER GROUND FLOOR**



**Reception Hall**

**15'1" x 8'5"**

An impressive double height hall with high angled ceiling, stairs from the upper floor with glazed balustrading, glazed double doors to the side, glazed double doors into the conservatory, laminated flooring and central heating radiator.



**Conservatory**

**10'3" x 10'**

With windows overlooking the garden and beyond, central heating radiator.



**Bedroom 1** **11'5" x 9'2"**  
 A double bedroom with window to the rear enjoying the views, fitted drawers and central heating radiator.



**Dressing Room** **9'3" x 12'5" overall**  
 With fitted wardrobes, dressing table and a washbasin, window to the side, double doors open into the shower room which has a low flush wc, shower enclosure and heated towel rail.

## OUTSIDE



To the front of the house there is a parking area, note that the house next door has a right of access over the driveway in front of the house.

**Garage** **16'11" x 10'3"**  
 An integral single garage with remote controlled shutter door to the front, electric light and power supply, central heating boiler and plumbing for washing machine.



**Rear Garden**



**Rear Garden**

Paths to the side of the house lead down to the rear garden where there is a paved seating area and a large sloping lawn beyond.



### **Aerial View**

### **Additional Information**

The property is Freehold; Energy rating TBC; Council tax band E.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

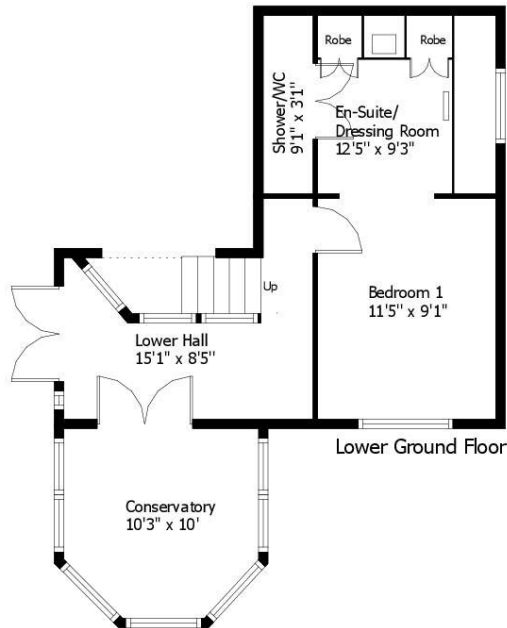
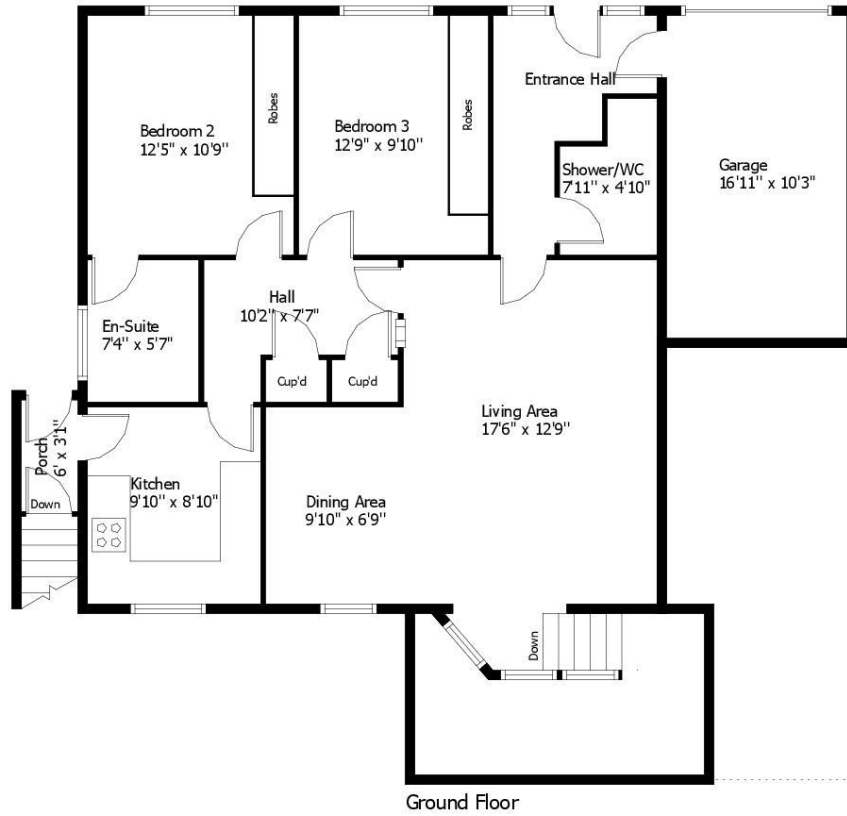
### **Viewing**

By appointment with Wm Syke & Son.

### **Location**

Follow the B6107 Slaithwaite Road out of Meltham up the hill then turn left onto Golcar Brow Road, follow this right along, then before it meets up with Red Lane turn left onto the small private cul-de-sac of which this is the 3rd of 4 properties.

94 Golcar Brow Road, Meltham



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. No responsibility can be accepted in respect of this information by "Plan-It Design".

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