



3 Banks Road, Golcar

A unique home that was previously two semi-detached properties that is now one deceptively spacious three-bedroom detached home with a separate study and ensuite to the main bedroom, two drives and a garage. In addition to this rare opportunity there is active planning permission to extend to the side to create another bedroom with ensuite. All located in the popular village of Golcar with its local village amenities and commutable location. The accommodation briefly comprises: entrance porch, dining room, kitchen, side porch, lounge, snug/play room, conservatory, first floor landing, three double bedrooms, house bathroom, ensuite and study/dressing room off the main bedroom. The property has gas fired central heating and double glazing and scope to create an even larger home and offering gardens to the front and rear, two drives and a garage. Internal inspection is highly recommended to fully understand and appreciate this appealing home.

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Accommodation

GROUND FLOOR

Entrance Porch

8'2" x 5'5"

Access is gained via a double glazed door with a side double glazed window and also in this particularly spacious entrance porch is a double-glazed window to the side. At the point of brochure preparation, the work was unfinished but this will be plastered out and there will be an internal access door. It will be open to roof height and there is a Velux window.



Dining Room

13'9" x 12'3" max

The dining room hosts the stairs which rise to the first floor landing the flooring is of a timber style effect, there is a central heating radiator and double-glazed window allowing views to the property's front garden and doors lead off.



Kitchen

12'3" x 8'10"

The kitchen comprises of units to the high and low level. There is a one and a half bowl stainless steel sink unit with mixer tap over, electric cooker point, plumbing for an automatic washing machine and a central heating radiator. The kitchen has two double-glazed windows which allow views over the property's rear garden and the hills beyond and there are appropriately tiled splashbacks.





Lounge **13'9" x 12'3" max**

The lounge and the study to the rear have timber flooring. The lounge has a living flame effect gas fired stove set upon a raised hearth with a stone surround. The room has a central heating radiator and double-glazed window allowing views over the property's front garden and twin glazed doors open to the property's study.



Study/Playroom **12'3" x 8'10" max**

This useful and additional room can be used for a variety of purposes including snug, TV room, playroom etc. Glazed patio doors giving access through to the property's conservatory and the ground floor WC.



Ground Floor W.C. **6'9" x 2'11"**

Comprising of a two-piece suite in white including a vanity hand wash basin and low-level flush WC. The room has panelling to half height and has an extractor fan.



Conservatory

12'3" x 8'3"

The conservatory is glazed to three sides with glazed French doors to the side allowing access to the property's rear garden. The floor is tiled.

FIRST FLOOR

Landing

The landing area is home to the property's loft access point and doors lead off.



Bedroom 1

13'9" x 12'3" max

This particularly good size double bedroom has windows offering aspects of the front and the side, central heating radiator and doors lead off.



En Suite

8'10" x 7'1"

Comprising of a four-piece suite in white including a low flush WC, pedestal hand wash basin bath and walk in shower cubicle. The ensuite has an obscure double-glazed window, central heating radiator, the walls are tiled to ceiling height and the floor is also tiled.



Study/Dressing Room

8'10" x 5'2"

The room directly off the main bedroom can be used for a variety of purposes currently used as a study or this may be considered making this a dressing room. The study has a loft access point and a double-glazed window allowing views over the property's rear garden and beyond.



Bedroom 2

12'3" x 8'10"

Located to the rear of the property this double bedroom has a bank of mirrored wardrobes, a central heating radiator and two double-glazed windows.





Bedroom 3

9'5" x 9'1" max

Located to the front of the property with over stairs storage cupboard, central heating radiator and double-glazed window.



Bathroom

6'2" x 5'10"

Comprising of a three-piece suite including low-level flush WC, pedestal hand wash basin and curved shower cubicle. The bathroom has a towel rail style radiator and obscure double-glazed window.



OUTSIDE

To the left of the property's front there is a concrete set drive which gives access to the property's single detached garage which has an over door and a side gate giving access to the property's rear garden. There is garden area to be left with fence boundaries, established hedges and a front garden area is in the main laid to gravel. To the right-hand side of the property there is an additional mostly concrete set drive which offer parking for an additional vehicle. Here a gate gives access through to the side of the property and the property's rear garden and side porch.

The rear garden is a good size which in the main is flat, there are large paved patio areas, raised planters with established planting and fenced boundaries.

Please Note

The active planning permission can be accessed via the Kirklees planning portal and the reference number is 2023/62/93646/W

Viewing

By appointment with Wm. Sykes & Son.

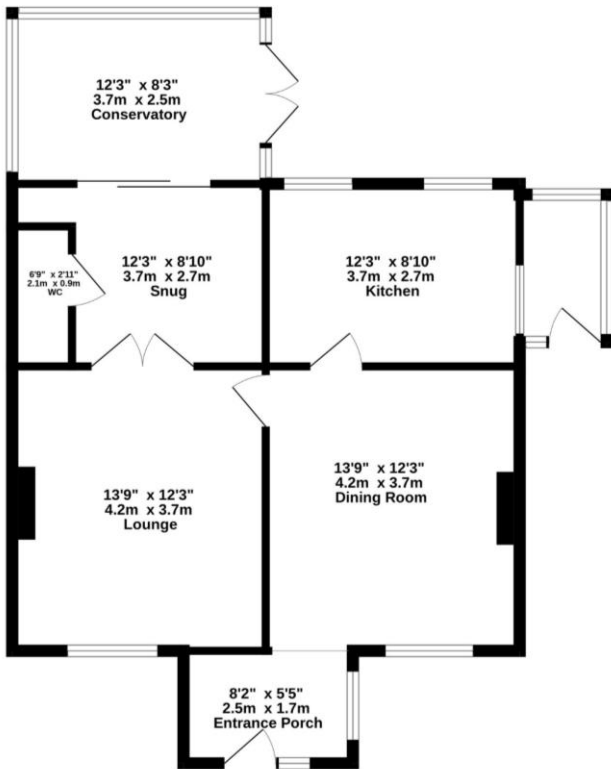
Location

From Golcar village centre proceed along Swallow Lane taking the first right down Banks Road. No. 3 is on the left.

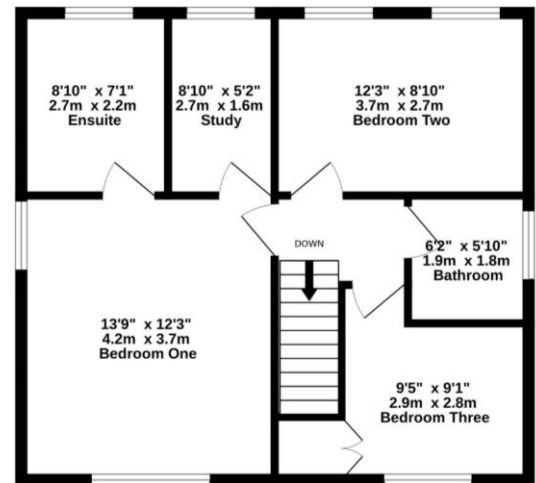
Additional Information

- Council Tax – Band C
- Energy Rating 66 (Band D)
- Tenure – Freehold
- Utilities:-
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating.
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows there is a broadband service in the area (including ‘Ultrafast’), and mobile coverage at the property is offered by several providers.

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

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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