



371 Leymoor Road, Golcar

A most impressive semi-detached residence set back off the road with much more to offer than first meets the eye. The title deeds show that the property dates back to the Victorian period (possibly a little earlier) when it formed part of a larger farmstead. It now provides a very comfortable home which is well maintained and nicely presented throughout. The accommodation briefly comprises hall, sitting room, living room, breakfast kitchen, garden room, 3 good sized bedrooms with fitted furniture, shower room, and spiral staircase up to a large attic room with fitted bathroom suite in one corner. Externally, it has a detached double garage, ample off-road parking/turning area, garden store, log stores, and a huge rear garden with 2 further sheds. It is within walking distance of the village centre where you'll find a good range of shops and amenities. There is good access up to junctions 23 and 24 of the M62 for those who commute on a regular basis. It is also worth noting that this is for sale with the benefit of no onward chain.

Holmfirth

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Accommodation:

GROUND FLOOR

A pleasant front entrance door opens into:-



Hall

A nice entrance hall with sweeping staircase rising to the first floor.



Sitting Room

15'5" x 12'0"

This good sized reception room has a multi-fuel stove on stone hearth set into the exposed stonework chimney breast. It has beams and a stone mullioned window to the front with fitted seat beneath.



Living Room

17'9" x 15'2"

A spacious living room with window and glazed door overlooking the rear garden. The window seat provides a nice vantage point. There is a multi-fuel stove resting on a granite hearth all set into the chimney breast.



Breakfast Kitchen

23'1" x 7'10"

At over 23ft long, this kitchen is fitted with an extensive range of oak fronted wall, drawer and base units having granite worktops over which incorporate a 1½ bowl stainless steel sink with mixer tap/flexi hose, and the granite extends to create a breakfast bar. Appliances include an oil-fired Aga, integrated dishwasher, plumbed in American style fridge/freezer, and integrated washing machine. You will also find inset ceiling spotlights, windows to the front and side, tiled floor, and French doors open to the garden room.



Garden Room

8'8" x 7'4"

A pleasant space where you could place a bistro table and enjoy your breakfast here whilst looking out over the extensive garden. It has a tiled floor and door taking you out into the garden.

CELLAR

18'0" x 10'1"

A barrel-vaulted cellar with an original keeping stone. It provides useful storage space.

FIRST FLOOR



Landing

A spacious landing with door giving access to the spiral staircase that rises up to the attic room.



Bedroom 1

15'7" x 9'6"

Fitted with an extensive range of wardrobes, bridging units, bedside cabinets, drawers and dressing table. It has inset ceiling spotlights, and window overlooking the rear garden.



Bedroom 2

10'7" x 9'3"

Another double bedroom again fitted with a range of wardrobes, drawers and storage cupboards. It also has inset ceiling spotlights, and a window to the front.



Bedroom 3

12'2" x 7'10"

A generously sized single bedroom being fitted with wardrobes, drawers, dressing table, bed base with cupboards beneath, and a bedside cabinet. There are inset ceiling spotlights, and window to the rear.



Shower Room

9'6" x 8'4"

Fitted with a white suite comprising pedestal wash basin, low flush w.c., and a corner shower cubicle with Aqualisa shower over. There are part tiled walls, tiled floor, inset ceiling spotlights, and a frosted window to the front.



ATTIC ROOM

The spiral staircase rises up into this sizeable room which stretches across the whole width of the house and has 3 velux roof windows, a window to the side offering views down the valley, fitted eaves cupboards, and is open to the pitch of the roof with exposed roof timbers. There is a full bathroom suite fitted into one quarter of the room which comprises a low flush w.c., pedestal wash basin, and a panelled bath with telephone style mixer tap.



OUTSIDE

A large driveway/turning area to the front provides off road parking for several vehicles and gives access to the detached stone built double garage with light, power and water laid on. There is gated access down the side of the house where you will find a timber clad garden store, 2 log stores, and an external water tap. Carry on round to the rear where you'll come to a huge garden which has a stone flagged sun terrace, gravelled sitting area, pond, extensive lawn with a pergola screening a stone flagged sitting area, access to 2 garden sheds, and all enclosed by timber fencing with some trees and shrubs around the borders. You will find the sun in this garden the majority of the day.

Viewing

By appointment with Wm Sykes & Son.

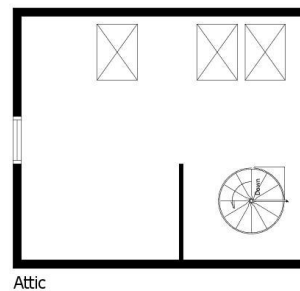
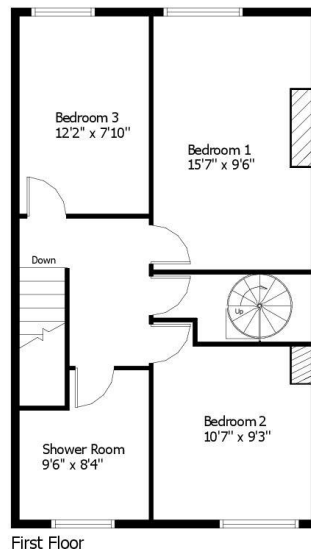
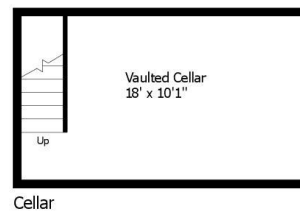
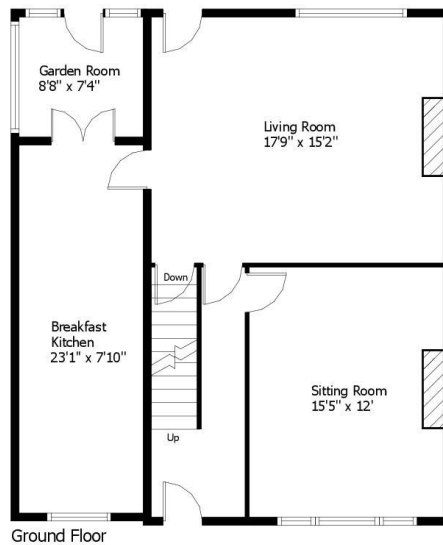
Location

From the centre of Golcar, head down Leymoor Road where the property will shortly be found on the right.

Additional Information

- Council Tax – Band C
- Tenure – Freehold
- Energy Rating 67 (Band D)
- Utilities:-
 1. Water – mains
 2. Drainage - mains
 3. Gas – mains
 4. Heating – gas fired central heating and a multi-fuel stove in both reception rooms.
 5. Electricity – mains
 6. 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.

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