



## 54 Banks Road, Golcar

This 2 double bed roomed semi-detached home would be ideal for a first-time buyer or downsizer. It briefly comprises entrance lobby, living room, dining kitchen, conservatory, 2 double bedrooms, and shower room. Externally, it has a gravelled garden area to the front, ample parking on the driveway to the side, and a sizeable rear garden with shed and greenhouse. It is ideally placed for access to local schools, an array of village shops and amenities, bus stops, and only a short drive to either junctions 23 or 24 of the M62 motorway.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

**Accommodation:**

The entrance door opens into:-

**GROUND FLOOR**

**Entrance Lobby**

With fitted cloaks cupboard.



**Living Room**

Having wood effect flooring, staircase rising to the first floor, window to the front, and an electric fire. A pair of doors open to :-

**13'7" x 12'3"**



**Dining Kitchen** 12'4" x 9'2"

Fitted with a range of wall and base units with ample worksurfaces which incorporate a stainless-steel sink and drainer with mixer tap. There are tiled splashbacks, 4-ring gas hob with extractor hood over, electric oven, integral fridge, plumbing for a washing machine, and wall mounted central heating boiler. It also has space for a breakfast table, windows to the side and rear, and door leading through to the conservatory.



**Conservatory** 10'3" x 10'  
A lovely place to sit and enjoy looking out over the rear garden. It has a door to the side and French doors to the rear.

## FIRST FLOOR

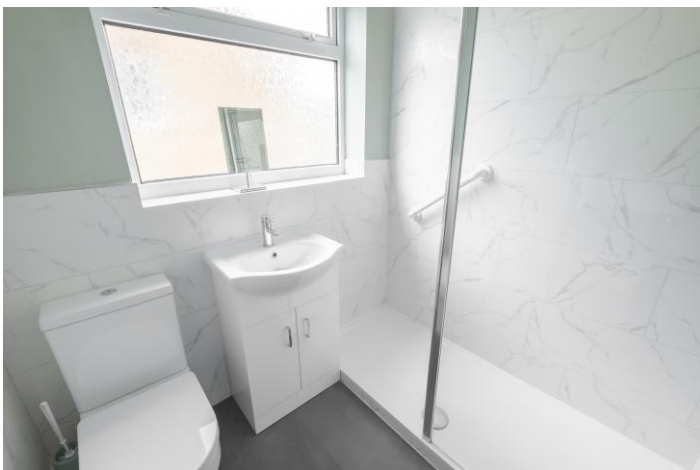
**Landing**  
With loft access.



**Bedroom 1** 12'4" x 8'7"  
A good sized double bedroom having 2 windows to the rear.



**Bedroom 2** **9' x 7'4"**  
This double bedroom has pleasant views to the front, and a useful bulk head cupboard.



**Shower Room** **6'3" x 5'9"**  
Recently re-fitted with a modern white suite comprising low flush w.c., wash basin with cupboard beneath, and a large open ended shower cubicle with dual head mains fed shower above. It has mainly tiled walls, extractor fan, ladder style radiator/towel warmer, frosted window to the side, and laminate flooring.

## OUTSIDE



It has a gravelled garden area to the front, ample parking on the driveway to the side, and a sizeable rear garden which is well stocked with a variety of plants and shrubs, has ample gravelled areas to sit out, and includes the shed and greenhouse.



### Gardens

### Viewing

By appointment with Wm. Sykes & Son.

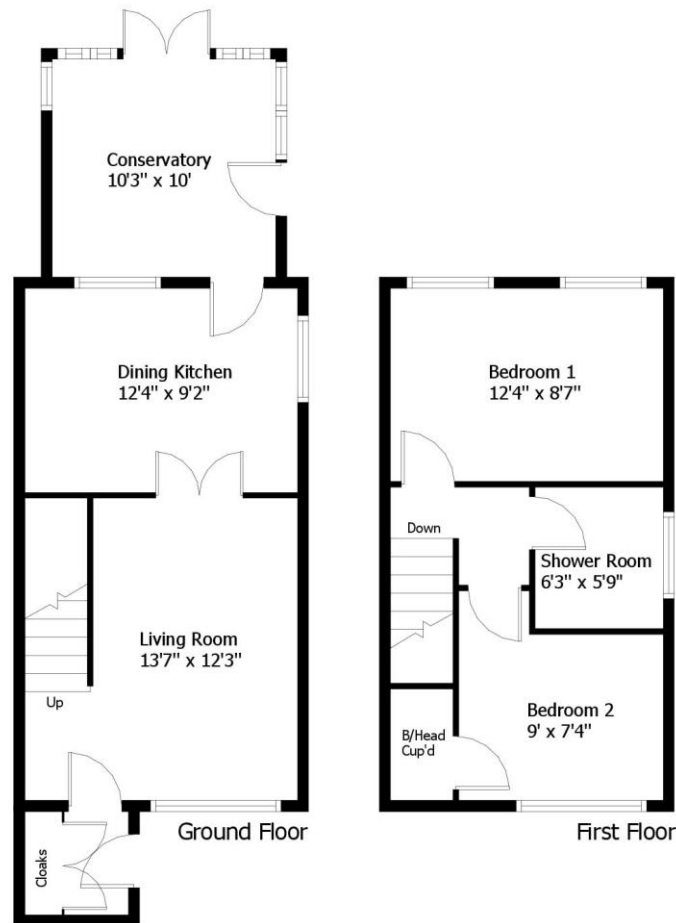
### Location

From the centre of Golcar, proceed up Swallow Lane and take the first right onto Banks Road where No.54 will shortly be found on the right.

## Additional Information

- Council Tax – Band A
- Tenure – Leasehold – 999 years from 1/1/1973 at an annual ground rent of £17.50.
- EPC Rating 71 (Band C)
- Utilities:-
  - Water – mains
  - Drainage - mains
  - Gas – mains
  - Electricity - mains
  - Heating – gas fired central heating.
  - Broadband & Mobile Phone – 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.

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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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