Wm Sykes & SON EST. 1866

Offers in the region of

£175,000

31b Marina Terrace, Golcar

This modern semi-detached brick-built home is well presented throughout having newly laid carpets and fresh décor. It is offered for sale with the benefit of no onward chain to hold you up. The accommodation briefly comprises entrance lobby, lounge, kitchen, 2 double bedrooms, and bathroom. It has double glazing and gas fired central heating. Externally, there is off road parking for at least 2 vehicles, and a sizeable enclosed lawned garden to the rear with decked sitting areas and shed. It is conveniently located for access to a regular bus route, local schools, a good range of shops and amenities in Golcar village, and only a short drive up to either Junction 23 or 24 of the M62 motorway.

Holmfirth
38 Huddersfield Road,
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Slaithwaite
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Accommodation:

The front entrance door opens into:-

GROUND FLOOR

Entrance Hallway
The front entrance door opens into this hallway which has tile effect flooring, wall mounted coat pegs, and a window to the front.

Lounge 14'5" x 12'1"
The main focal point is a contemporary electric coal effect fire with a marble hearth, staircase rising to the first floor, and windows to the front and side.

Kitchen **12'1" x 7'0" (9'10" max)**
Fitted with a range of wall and base units having worktops over which incorporate a stainless steel sink with mixer tap. There is a 4-ring gas hob with a fold out hood over, electric double oven, space and plumbing for a washing machine, and space for a fridge/freezer. There is a useful tall storage cupboard beneath the stairs, wall mounted central heating boiler, window and external door to the rear.

FIRST FLOOR

Landing
With pull down ladder access to a part boarded loft with electric light.

Bedroom 1 **12'1" x 8'5" (10'0" max)**
A double bedroom situated at the front of the house overlooking the parking area.

Bedroom 2 **12'2" x 7'0"**
Another double bedroom with window overlooking the rear garden. There is a built in storage cupboard with shelves.

Bathroom **8'11" x 4'10"**
Fitted with a white suite comprising a panelled bath with mixer shower and screen over, pedestal wash basin with tiled splashback, and a low flush w.c. There is a useful bulkhead storage cupboard, extractor fan, frosted window to the side, and laminate flooring.

31b Marina Terrace, Golcar, Huddersfield, HD7 4RA

OUTSIDE

To the front of the property is off road parking for two vehicles, a small area of lawn, and a slate border. A paved path then leads down the side of the house where a gate gives way to the enclosed rear garden which is lawned and has decked sitting areas and a garden shed.

Viewing

By appointment with Wm. Sykes & Son.

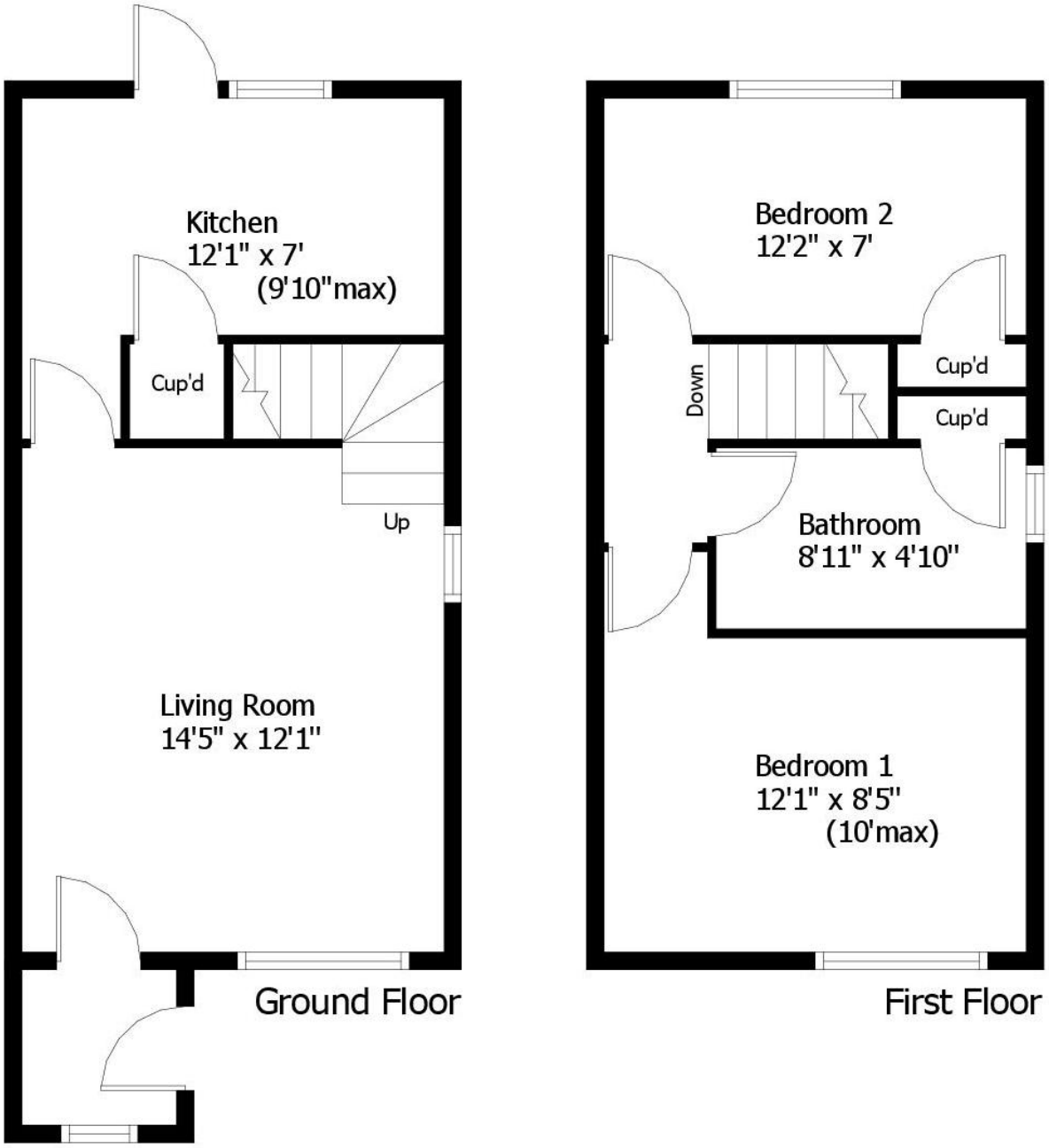
Location

From the centre of Golcar, proceed down Leymoor Road where Marina Terrace will be found on the right at the end of Bryan Terrace.

Additional Information

- Council Tax – Band B
- 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 this area (including 'Ultrafast') and mobile coverage at the property is offered by several providers.

31b Marina Terrace, Golcar



This floor plan is for illustrative purposes only and may not be to scale.
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