Wm Sykes & SON EST. 1866

Offers in the region of

£235,000



5 Fullwood Drive, Golcar

This nicely presented 3 bedroomed semi-detached home occupies a lovely position within this small cul-de-sac of similar properties, sitting alongside the fascinating 'Olde Worlde' part of the village with its cobbled and winding streets and interesting properties. The property is elevated from the pavement and therefore enjoys some delightful far-reaching views. It has double glazed windows, gas fired central heating, and briefly comprises entrance lobby, lounge, dining kitchen, conservatory, landing with access to 3 bedrooms and a shower room. There is an integral garage with access through to a large storage area. Externally, there is parking to the front, access to the integral garage, steps up the side of the house giving access to the entrance door and leading on to the rear garden. Ideally placed within walking distance, or short drive, of the village centre where you will find an array of shops and amenities, and it is not far to drive to the M62 motorway at junctions 23 & 24.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:

GROUND FLOOR

The side entrance door opens into:-



Hallway

With staircase rising to the first floor, window offering views to the front, and laid with wood effect flooring.





Lounge 13'10" x 11'9"

A nice sized lounge with views to the front and access to a store cupboard under the stairs.







Dining Kitchen **14'9" x 9'5"**

Fitted with a range of modern wall, drawer and base units having worksurfaces which incorporate a circular sink with mixer tap. It has an induction hob with extractor hood over, double electric oven beneath, integrated fridge/freezer, dishwasher, and plumbing for a washing machine. There are tiled splashbacks, window overlooking the rear garden, wood effect flooring, space for a dining table, and French doors lead through into:-



Conservatory **9'9" x 8'6" (7'8" min)**

A lovely place to sit and relax and take in pleasant views over the garden. It has tile effect flooring and door out at the rear.

FIRST FLOOR

Landing
With window to the side and access to the loft.





Bedroom 1 12'5" x 8'10"
A double bedroom with great views to the front.





Bedroom 2 11'2" x 8'10" max
Another double bedroom with window overlooking the rear garden. It is laid with wood effect flooring.



Bedroom 3 9'11" x 6'0"
This single bedroom or home office has a bulk-head storage cupboard and shelving, wood effect flooring, and views to the front.





Shower Room **6'6" x 5'4"**
Fitted with a modern white suite comprising low flush w.c., wash basin with cupboard beneath, and a shower cubicle with dual head mains fed shower over. There is a frosted window to the rear, inset ceiling spotlights, ladder style radiator/towel warmer, and tiled walls and floor.

LOWER GROUND FLOOR

Integral Garage (17'10" x 8'2") & Store (12'6" x 6'6")
Having an up and over entrance door, light, power sockets, water tap, and access through to a good-sized store which has lighting and houses the central heating boiler.







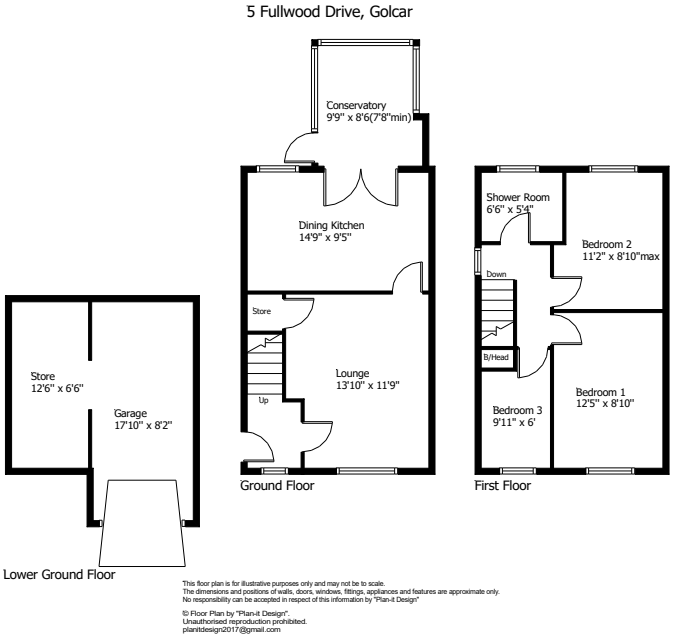
Outside

OUTSIDE
There is parking for 2 vehicles in front of the garage/store. Steps rise up to the side of the house giving access to the entrance door and the path then leads on to a gate which opens to the rear of the property, where you will find a paved patio along the side and rear of the conservatory, steps up to a smaller paved patio and rockery, then up a little further to a sizeable lawned garden which is enclosed by timber fencing and shrubs. There is an external water tap at the rear.

Viewing
By appointment with Wm. Sykes & Son.

Location
From the bottom of Brook Lane & Share Hill, turn up Victoria Lane at the side of the mill building and proceed up to the top of the hill where you will find Fullwood Drive on the right.

Additional Information
- Council Tax – Band C
- Tenure – Freehold
- Energy Rating 76 (Band C)
- The property sits within the Golcar Conservation Area
- Utilities:-
    - Water – mains
    - Drainage – mains
    - Gas – mains
    - Electricity - mains
    - Heating – gas fired central heating
    - Broadband & Mobile Phone – Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.



Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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