Wm Sykes & SON EST. 1866

Offers in the region of

£260,000



17 Weavers Avenue, Golcar

An appealing well-presented three-bedroom semi-detached home with the modern appointments expected of a recently built modern home boasting an array of integrated kitchen appliances, ensuite to the main bedroom and more. Internal inspection is the only way to fully appreciate this young family home which briefly comprises: entrance hall, ground floor WC, lounge, dining kitchen, first floor landing, three bedrooms, ensuite to the main bedroom as well as a house bathroom. With double glazing and central-heating the property offers gardens to three sides with the rear garden having both patio and lawned areas and the rear gate leads to the driveway which offers off road parking for two cars in tandem style. Weavers Avenue is a short distance from Golcar and Milnsbridge with its many and varied amenities and a mere three miles from Slaithwaite's vibrant centre.

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

wmsykes.co.uk

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

Accommodation

GROUND FLOOR





Entrance Hallway

Access is gained by a double-glazed external access door and here there is a central heating radiator and stairs rise to the first-floor landing. Doors leads off into the lounge and to the ground floor WC.

W.C. 5'5" x 2'1"

Comprising of a two-piece suite in including low-level flush WC and corner hand wash basin. The room has an extractor, central heating radiator and would affect style flooring.







Lounge 16'4" x 12'1" max

The lounge has double-glazed windows to a front aspect over the property's garden and beyond, central heating radiator and this L-shaped room offers pleasant and deceptively spacious family accommodation.







Dining Kitchen **15'0" x 10'6"**

Comprising of units to the high and low level with a stainless-steel sink unit with mixer tap over, there is an integral electric oven and electric hob with filtration hood over. The room has an integral fridge freezer, washer dryer and slimline dishwasher. The dining kitchen has a tiled floor, central heating radiator, double-glazed window offering an aspect over the property's rear garden and far-reaching views beyond and glazed French doors to the side giving access through to the property's rear garden. The room has a useful under stairs storage cupboard.

FIRST FLOOR



Landing

The landing is home to the property's loft access point, central heating radiator and doors lead off. There is a bulkhead storage cupboard.





Bedroom 1 **14'3" x 8'4" max**

This double bedroom is located to the front of the property with decorative panelling to one wall, double-glazed window, central heating radiator, recess for wardrobes and access to the ensuite.

En Suite **8'4" x 4'9" overall max**

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and shower cubicle with folding glazed doors. The shower area is tiled to ceiling height, central heating radiator, inset spotlights to the ceiling and an extractor fan.



Bedroom 2 **10'2" x 8'4"**

Located to the rear of the property and therefore enjoying far reaching views courtesy of the double-glazed window and there is a central heating radiator.



Bedroom 3 **8'7" x 6'8"**

With decorative panelling to two walls, double-glazed window and central heating radiator.





House Bathroom **6'8" x 5'7"**

Comprising three-piece suite in white including a level flush WC, pedestal hand wash basin and bath with the appropriate tiled splashback, central heating radiator, extractor fan and obscure double-glazed window.









OUTSIDE

Externally to the rear of the property there is an enclosed good size garden area which in the main is level with a lawned area, good size paved area for outside entertaining, fenced and wall boundaries and an external access gate. Immediately from the French doors there is a raised smaller patio area and stepped descend down.

To the front of the property, there is a part leading from Weaver Avenue, lawn gardens to the front which wrap around to the side and some hedging and a small degree of established planting.

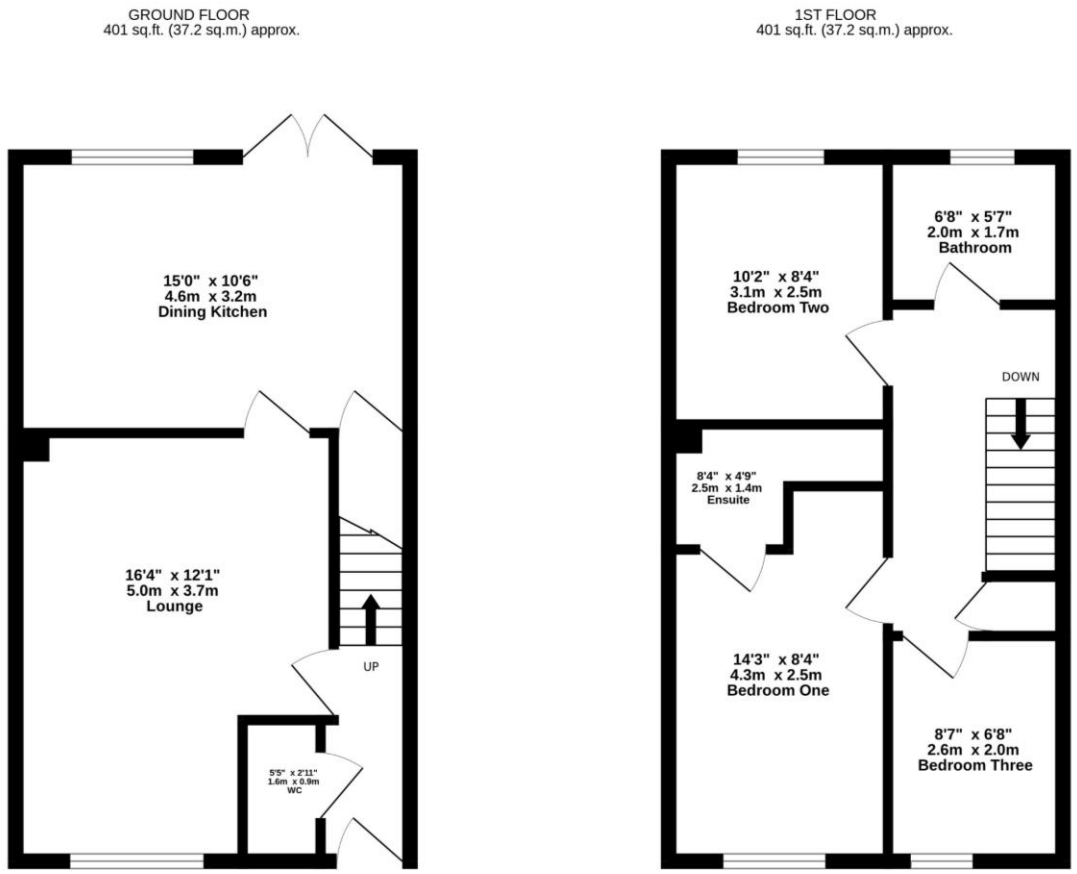
Parking

Courtesy of the rear gate access is given to the property's drive which is of a tandem style and offers off-road parking for two cars.

Viewing
By appointment with Wm. Sykes & Son.

Location
From Golcar village centre with take the Leymoor Road and proceed down for approximately three quarters of a mile and turn left along Thorpe Green Drive. As Thorpe Green Drove finishes Weavers Avenue starts and no. 17 is directly ahead.

Additional Information
- Council Tax – Band C
- 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.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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