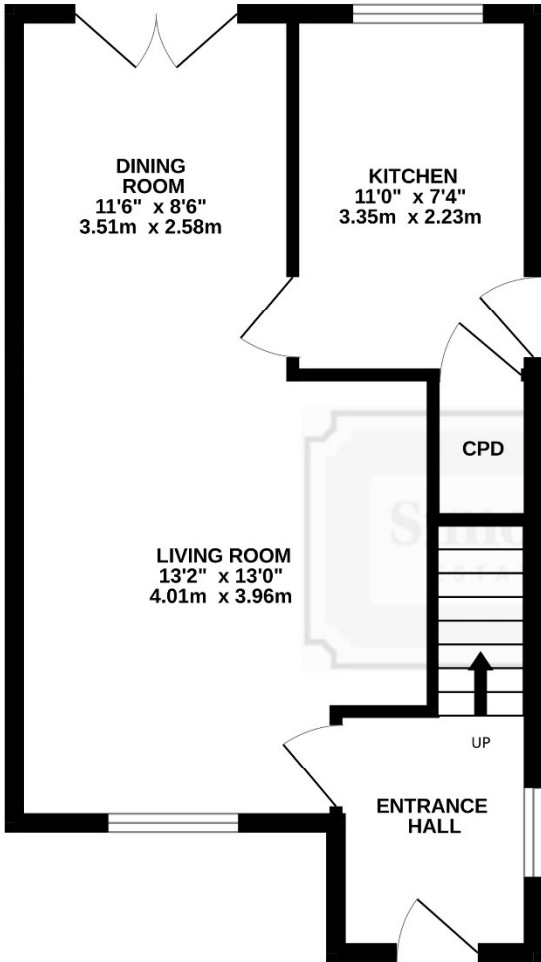


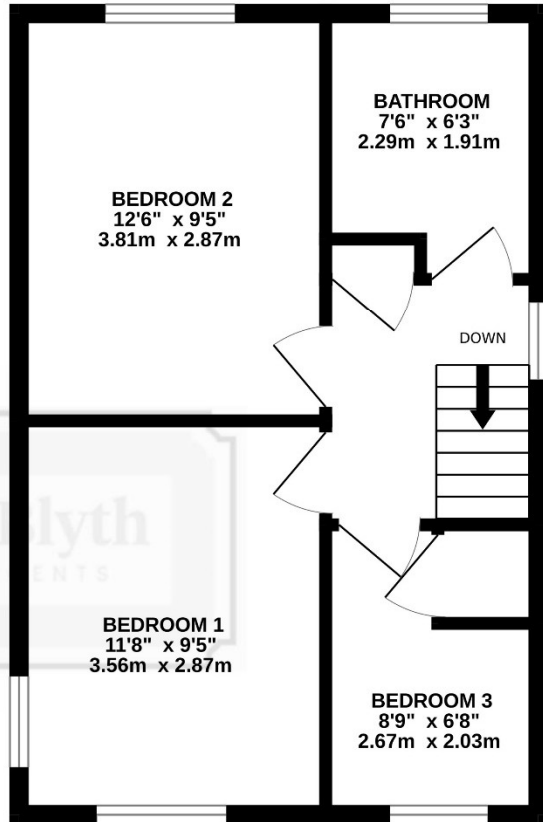


22 Goldcrest Court, Netherton, Huddersfield, HD4 7LN

GROUND FLOOR



1ST FLOOR



GOLDCREST COURT

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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PROPERTY DESCRIPTION

Situated at the end of a small cul-de-sac and occupying a generous plot is this three-bedroom detached house with off-road parking for a number of cars plus a single garage.

The property is ideal for a young family and provides attractively presented accommodation comprising to the ground floor entrance hall, open plan living/dining room and kitchen. First floor landing leading to three bedrooms and bathroom.

There are local shopping facilities within the village along with farm shop and close to South Crosland C of E Junior School.

Offers Around £279,995

ENTRANCE HALL

This has a composite panelled and frosted double glazed door together with a frosted pvcu double glazed window to the side elevation all of which provide this area with natural light, there is a ceiling light point, ceiling coving, central heating radiator, staircase rising to the first floor and to one side a door opens into the living room.

LIVING ROOM

Measurements- 13'2"x 13'0"

This comfortable reception room is open plan to the dining room and has pvcu double glazed windows to the front and side elevations, there is a ceiling light point, ceiling coving, central heating radiator and decorative fireplace with a surround and hearth.



DINING ROOM

Measurements- 11'6"x 8'6"

As mentioned earlier this is open plan to the living room and is situated to the rear of the property with pvcu double glazed French doors opening out onto the garden. There is a ceiling light point, ceiling coving, central heating radiator and to one side a door gives access to the kitchen.



KITCHEN

Measurements – 11'0" x 7'4"

This is situated adjacent to the dining room and has a pvcu double glazed window looking out over the rear garden together with a pvcu and frosted double glazed stable style door to one side. There is a ceiling light point, central heating radiator, grey plank effect laminate flooring, useful storage cupboard beneath the staircase and having a range of modern base and wall cupboards, drawers, contrasting overlying worktops with splashbacks, four ring stainless steel gas hob with stainless steel extractor hood over, electric fan assisted oven, microwave, housing for fridge/freezer, plumbing for washing machine and dishwasher and inset single drainer stainless steel sink with brushed stainless steel monobloc tap.



FIRST FLOOR LANDING

With loft access with a partially boarded loft with light. There is a ceiling light point, ceiling coving, pvcu double glazed window to the gable and door giving access to the pipework behind the shower in the bathroom. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 12'6"x 9'5"

A double room with a pvcu double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.



BEDROOM TWO

Measurements- 11'8"x 9'5"

A double room with pvcu double glazed windows to the front and side elevation with the side enjoying some lovely far-reaching views. There is a ceiling light point and central heating radiator.



BEDROOM THREE

Measurements- 8'9" x 6'8"

With pvcu double glazed window, ceiling light point, central heating radiator and cupboard over the bulkhead.



BATHROOM

Measurements- 7'6" x 6'3"

With a frosted pvcu double glazed window, inset ceiling downlighters, easy clean panelled walls, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen, vanity unit incorporating wash basin and low flush wc with concealed system.



OUTSIDE

PARKING

Immediately to the front of the property there is an extensive gravelled parking area for a number of cars and this extends to a tarmac driveway to the left-hand side of the house and there is also a single garage.

GARAGE

Measurements- 16'5" x 8'0"

With an electric sectional door, power and light.



GARDENS

These are located predominately to the rear of the property and enjoy a south westerly aspect with a flagged patio, lawn, outside cold water tap and to the far side of the property there is a flagged area which also gives access to the kitchen.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has pvcu double glazing

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

Directions- Using satellite navigation enter the postcode HD4 7LN

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
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Monday to Friday - 8.45 to 17:30

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