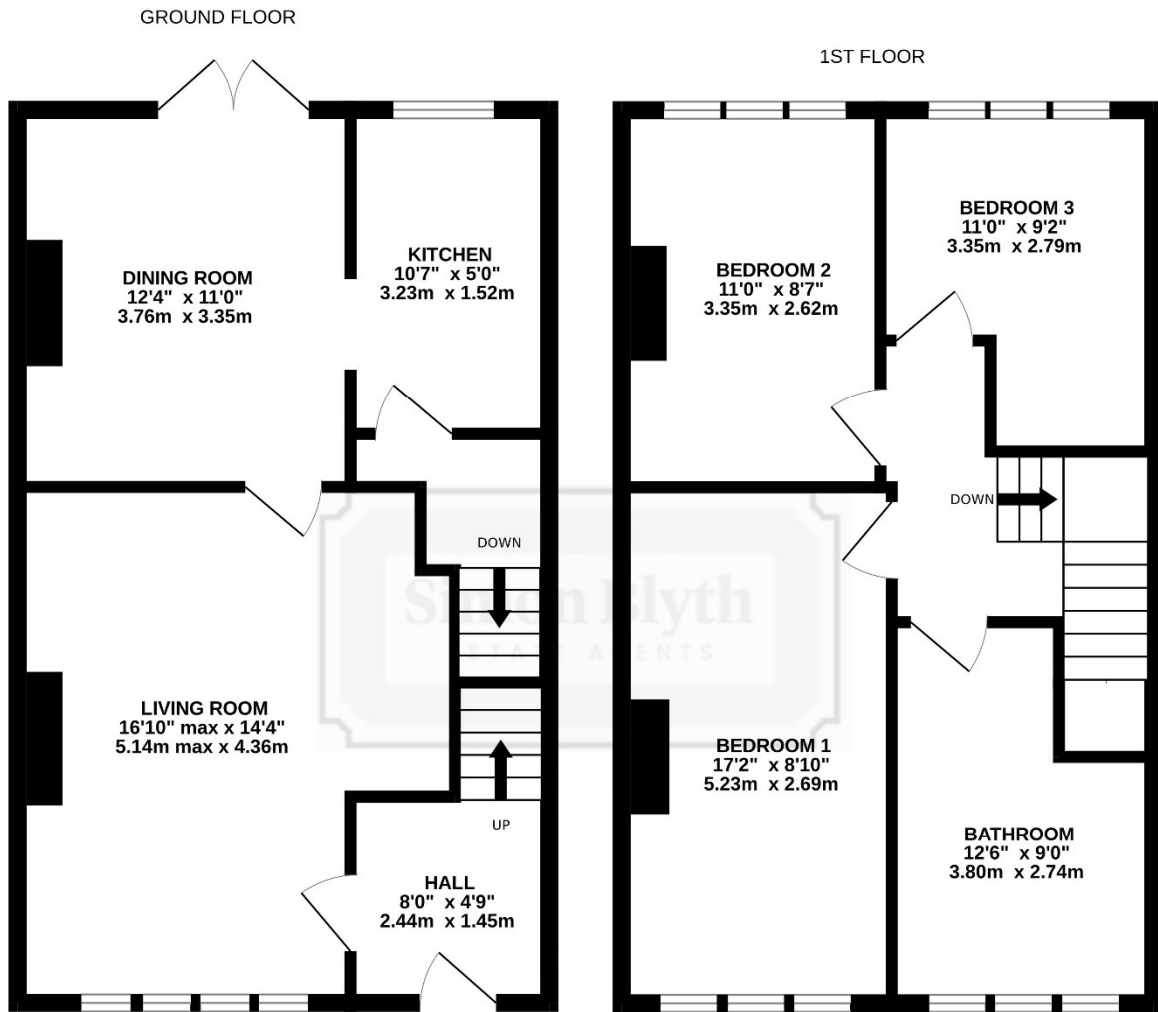




438 Leymoor Road, Golcar, Huddersfield, HD7 4QF



LEYMOOR ROAD

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

Available with vacant possession and no onward chain, a charming grade 2 listed stone built mid terrace cottage overlooking a lovely garden at the rear.

The property provides characterful and well-planned accommodation with numerous period features together with a gas central heating system and sealed unit double glazing.

Briefly comprising to the ground floor, entrance hall, living room, separate dining room and kitchen. Basement with cellar. First floor landing leading to 3 bedrooms and bathroom.

There are local shopping facilities within the village together with Golcar junior, infant and nursery school and well placed for access to the M62.

Price £220,000

GROUND FLOOR

ENTRANCE HALL

Measurements – 8'0" x 4'9"

With a timber and leaded stained-glass door, tiled floor, central heating radiator, staircase rising to the first floor and to one side a door opens into the living room.

LIVING ROOM

Measurements – 16'10" x 14'4"

With a bank of mullioned windows with uPVC double glazing and window seat beneath, beamed ceiling, fireplace with timber mantle and brick hearth, central heating radiator and at the far end a door gives access to the dining room.



DINING ROOM

Measurements – 12'4" x 11'0"

With a timber and beamed ceiling, feature stone fireplace, central heating radiator, tiled floor and uPVC double glazed French doors opening onto the rear garden. To one side a door gives access to the kitchen.



KITCHEN

Measurements – 10'7" x 5'0"

With a uPVC double glazed window, beamed ceiling, tiled floor and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, four ring gas hob with electric oven beneath, inset single drainer sink with mixer tap, integrated fridge and to one side a door gives access to the basement.



BASEMENT

With small cellar.

FIRST FLOOR

LANDING

With timber ceiling, ceiling light point and cupboard over the staircase which houses a wall mounted gas fired central heating boiler. From the landing access can be gained to the following: -

BEDROOM ONE

Measurements- 17'2" x 8'10"

With mullioned windows with uPVC double glazing, timber ceiling with ceiling light point, decorative cast iron fireplace and central heating radiator.



BEDROOM TWO

Measurements- 11'0" x 8'7"

With mullioned windows with uPVC double glazing looking out over the rear garden, there is a timber ceiling with ceiling light point, central heating radiator and decorative cast iron fireplace.



BEDROOM THREE

Measurements- 11'0" x 9'2"

This is situated adjacent to bedroom two and has mullioned windows with uPVC double glazing looking out over the rear garden, there is a timber ceiling with ceiling light point and central heating radiator.



BATHROOM

Measurements- 12'6" x 9'0"

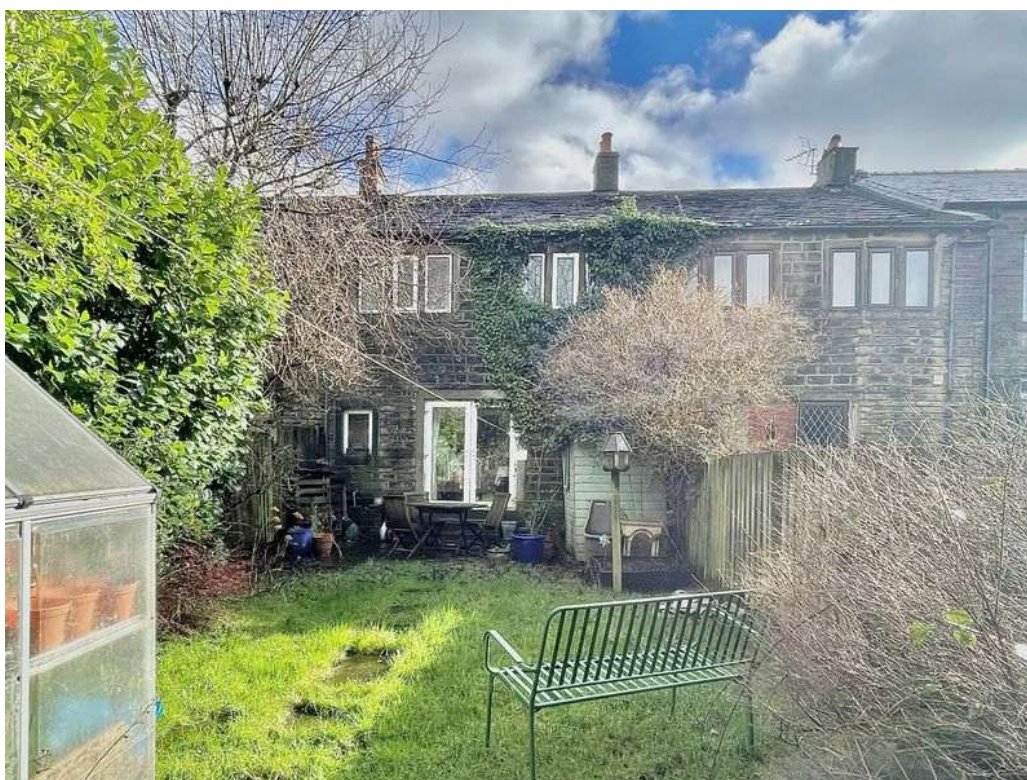
With mullioned windows with frosted uPVC double glazing, timber ceiling with inset ceiling spotlights, two wall light points, chrome heated towel rail incorporating radiator and fitted with a suite comprising panelled bath, pedestal wash basin, high flush w.c and corner shower cubicle with chrome shower fitting.



OUTSIDE

GARDENS

To the front of the property there are planted shrubs. To the rear there is a stone flagged patio, timber garden shed, outside cold water tap and beyond the patio there is a lawned garden with planted trees and shrubs together with a greenhouse.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Council Tax Band- C

Property tenure – Freehold

Directions- Using satellite navigation enter the postcode HD7 4QF

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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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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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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