

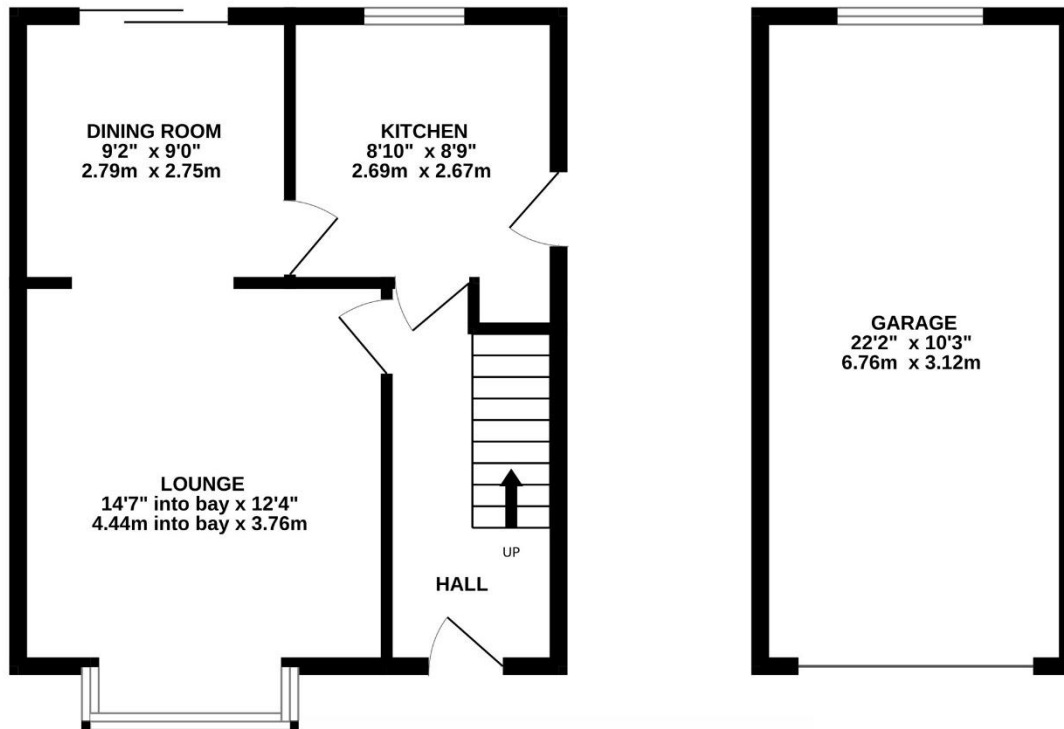
**Simon Blyth**

ESTATE AGENTS

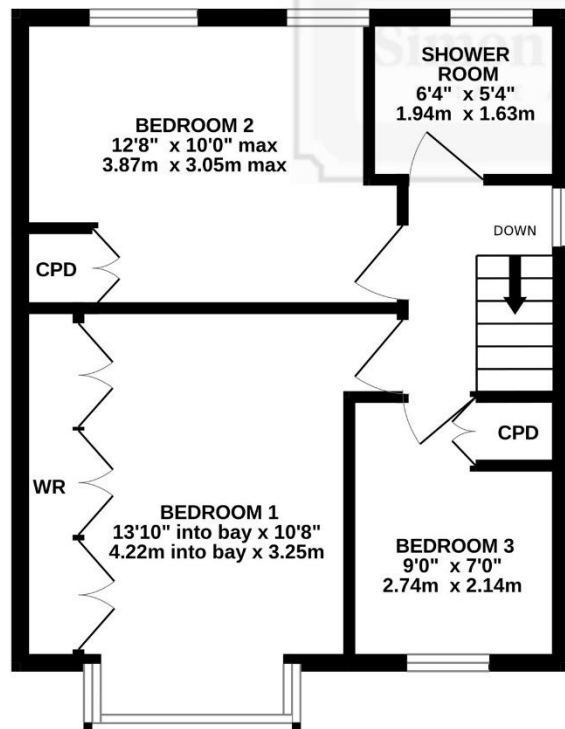


**THORPE GREEN DRIVE, GOLCAR, HD7 4QU**

GROUND FLOOR



1ST FLOOR



THORPE GREEN DRIVE

## PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN IS THIS WELL PRESENTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF GOLCAR. A SHORT DISTANCE FROM LOCAL AMENITIES, AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY BOASTS WELL PROPORTIONED GARDENS, A DRIVEWAY WITH DETACHED GARAGE AND PLEASANT OPEN ASPECT VIEWS OVER ROOFTOPS.

In brief the accommodation briefly comprises of entrance hall, open-plan living/dining room and modern kitchen to the ground floor. To the first floor there are three bedrooms and the house shower room. Externally there is lawn garden with well stocked flower and shrub beds, a flagged driveway leads to a detached single garage. To the rear is a fantastic garden with flagged patio and lawn.

EPC: TBC Council Tax Band: C Tenure: Freehold

**Offers around £255,000**

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## ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure and stained glass inserts with leaded detailing into the entrance hall. The entrance hall features a decorative dado rail, a ceiling light point, radiator and a carpeted staircase with wooden handrail proceeds to the first floor. A multi-panel timber and glazed door leads into the kitchen and there is a useful access to a downstairs store.

## KITCHEN

*Measurements – 8'10" x 8'9"*

The kitchen features a range of fitted wall and base units with high gloss cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four-ring ceramic hob with integrated cooker hood over and a built-in double oven. There is space and provisions for a automatic washing machine, soft closing doors and drawers, display shelving and tiling to the splash areas. The kitchen features a ceiling light point, a bank of double-glazed windows to the rear elevation with tiled surround which has pleasant views across the property's gardens, an alcove under the stairs with space for a tall standing fridge and freezer unit and a radiator. The kitchen has a double-glazed external door with obscure glazed inserts leading to the driveway and a multi-panel timber and glazed door proceeds to the open plan living dining room.



## OPEN PLAN LIVING DINING ROOM

Measurements – 14'7" into bay x 12'4"

As the photography suggests, the open plan living dining room are generous proportioned light and airy dual aspect reception rooms. The dining area features sliding patio doors giving direct access to the gardens and also providing a pleasant view. There is decorative coving to the ceilings, a central ceiling light point, a radiator and an arched doorway seamlessly leads into the lounge. The lounge again has decorative coving, and the room is finished with a neutral decor. It features a double-glazed bay window to the front elevation, central ceiling point, a radiator and the focal point of the room is the electric fireplace with a marble inset and hearth and ornate mantel surround.





## FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first-floor landing which features a decorative dado rail, a ceiling light point, a double-glazed window to the side elevation and multi-panel doors then give access to three bedrooms and the shower room. There is also a loft hatch gives access to a useful attic space.

## BEDROOM ONE

*Measurements – 13'10" in to bay x 10'8"*

Bedroom one is situated at the front of the property and is a particularly light and airy double bedroom which has ample space for freestanding furniture. The room benefits from floor to ceiling fitted wardrobes with hanging rails and shelving, a double-glazed bay window to the front elevation with pleasant open aspect views over rooftops of open fields and there is a ceiling light point and radiator.



## BEDROOM TWO

*Measurements – 12'8" x 10'0" max*  
Bedroom two is situated at the rear of the property and again is a light and airy double bedroom which has ample space for freestanding furniture. It features a bank of double-glazed windows to the rear elevation with fantastic open aspect views over rooftops towards Longwood and with far reaching views towards Emley Moor Mast. There is a ceiling light point, a radiator and a floor to ceiling fitted cupboard for additional storage.



## BEDROOM THREE

*Measurements – 9'0" x 7'0"*

Bedroom three can be utilised as a bedroom, nursery or home office. It features a bank of double-glazed windows to the front elevation, again with pleasant open aspect views across a valley of open fields. There is a ceiling light point, a radiator and a fitted cupboard over the bulkhead for the stairs.

## SHOWER ROOM

*Measurements – 6'4" x 5'4"*

The shower room features a white three-piece suite which comprises of a quadrant style shower cubicle with electric Myra zest shower, a broad winged wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap and a low level WC with push button flush. There is tiling to the walls, a panelled ceiling with ceiling light point, a horizontal ladder style radiator and a bank of double-glazed windows with obscure glass to the rear elevation.



## EXTERNAL FRONT

Externally to the front, the property features a low maintenance, yet well stocked lawn garden with wood chipping, flower and shrub beds and with walled boundaries. A flagged tandem driveway then provides off street parking for multiple vehicles and leads down the side of the property to the detached garage. There is an access door which encloses the rear garden, an external light to the side elevation and an additional pathway down the side of the garage giving access for maintenance and upkeep.

## REAR GARDEN

The rear garden, again, is low maintenance and features a fabulous, flagged patio area, ideal for al fresco dining and barbecuing. Gradual steps then lead to the sliding patio doors giving access to the formal dining room and at the bottom of the garden is a flagged area with a hardstanding for a shed and greenhouse and with a manageable lawn. There are part-walled and part-fenced boundaries, an external security light and an external tap and the door from the driveway is lockable for additional security.

## DETACHED GARAGE

*Measurements – 22'2" x 10'3"*

The garage features an electric remote controlled up and over door. There is lighting and power and there is space for a workshop at the bottom of the garage with a bank of windows providing natural light. There is also an inspection pit.





### **ADDITIONAL INFORMATION**

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

Council tax band – C

### **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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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