



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Banks Avenue
Golcar, Huddersfield



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Offers In Region Of £625,000

SITUATED AT THE HEAD OF A QUIET CUL DE SAC, ENJOYING AN ENVIABLE OUTLOOK OVER CASTLE HILL AND EMLEY MOOR TO THE FRONT ELEVATION IS THIS DETACHED FAMILY HOME WHICH HAS BEEN SUBSTANTIALLY EXTENDED TO CREATE FABULOUS LIVING AND SLEEPING SPACE. FURTHERMORE, THIS HOME BENEFITS FROM AN ADDITIONAL LAND BEYOND THE REAR GARDEN WHICH STRETCHES THE PLOT TO IN EXCESS OF 0.5 ACRES. AN EARLY VIEWING IS HIGHLY RECOMMENDED IN ORDER TO FULLY APPRECIATE WHAT IS ON OFFER. LOCATED JUST OUTSIDE THE CENTRE OF GOLCAR, THIS HOME IS WELL SERVED BY A RANGE OF AMENITIES.

The ground floor accommodation has a large front facing sitting room with woodburning stove taking in the afore mentioned views, a snug/study to the rear has bi-folding patio doors opening to the rear garden. The dining kitchen is the hub of this home, with a large range of white wall and base storage units which are complimented by contrasting Granite work surfaces. Appliances include integral double oven, fridge, dishwasher, induction hob and microwave. Access that leads through into the generous utility room which has a continuation of the quality feel with integral wine fridge and space for under counter washing machine and tumble dryer.

To the first floor are four fabulously proportioned double bedrooms. The principal suite is a large double room to the rear with balcony soaking up the rural aspect to the rear whilst also enjoying the modern convenience of a walk-in wardrobe and ensuite bathroom. Bedroom two also features an



additional storage room which is currently used as an office space with restricted headroom whilst bedrooms three and four are again double in size with the front rooms enjoying a stunning view. Completing the accommodation is a four-piece family bathroom suite.

Outside is where this property really sets itself apart from the rest, a paved driveway provides ample parking whilst leading to both the integral double garage which has access to the utility and the detached single garage. To the side are areas for useful storage. The rear garden has the WOW factor, with a direct external mains gas supply perfect for all your barbecuing needs and a bubbling of a small stream creating a serene space to enjoy summer months.

A Jacuzzi is included in the sale and accessed easily from the secondary reception room. Beyond the well maintained garden is some additional land which currently houses raised beds with apple and pear trees, poly tunnels, storage and is a wonderful backdrop.

ADDITIONAL INFORMATION

Tenure: freehold

Council Tax: E

EPC: C

What3Words: invite.teach.rooms

Parking: Driveway and parking

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Central heating, wood burner

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available- Check With Provider

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or

appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

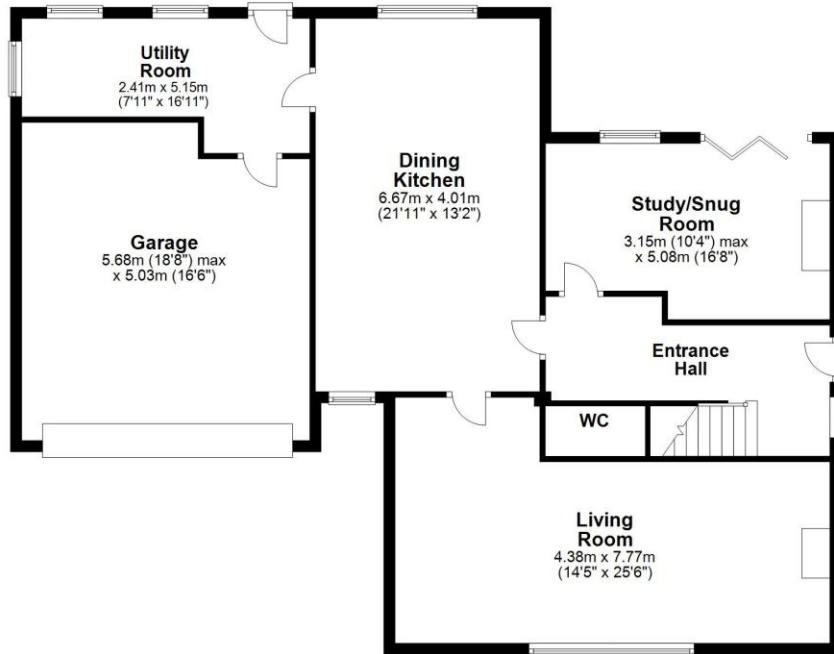
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





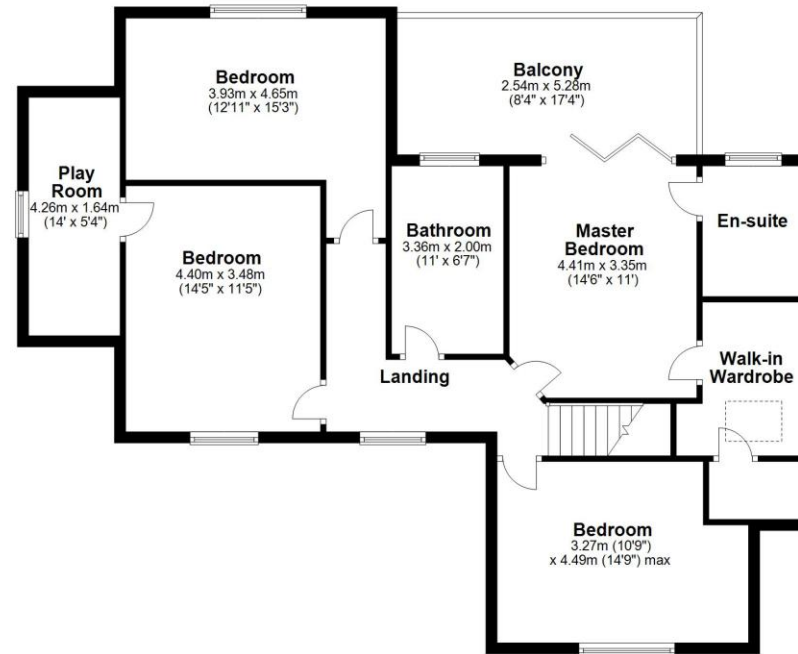
Ground Floor

Approx. 122.2 sq. metres (1314.9 sq. feet)



First Floor

Approx. 98.2 sq. metres (1057.2 sq. feet)



Total area: approx. 220.4 sq. metres (2372.1 sq. feet)

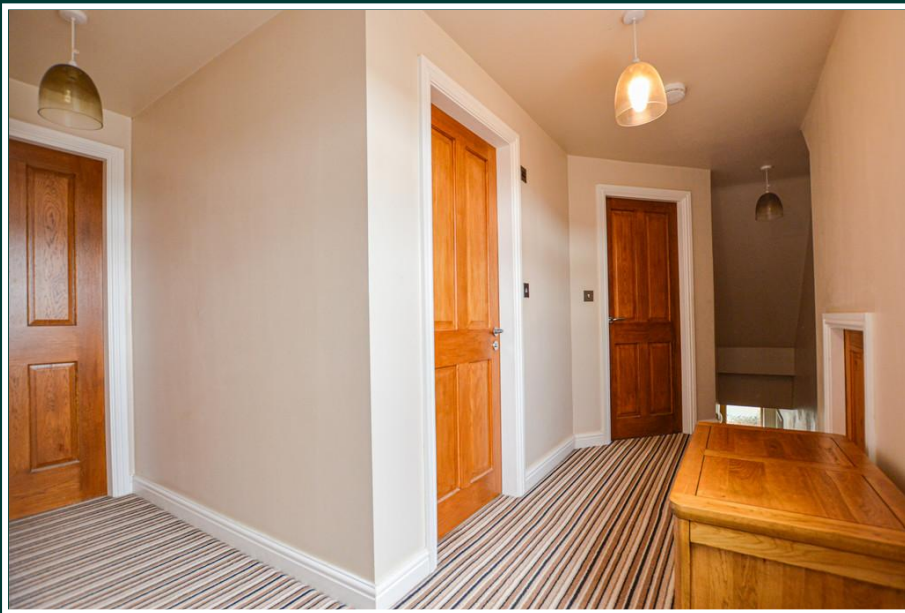


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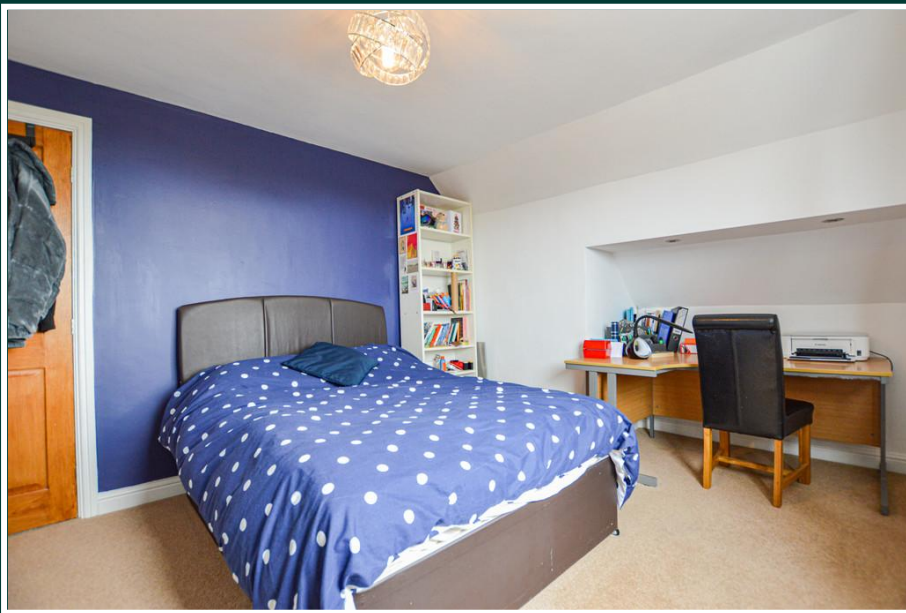


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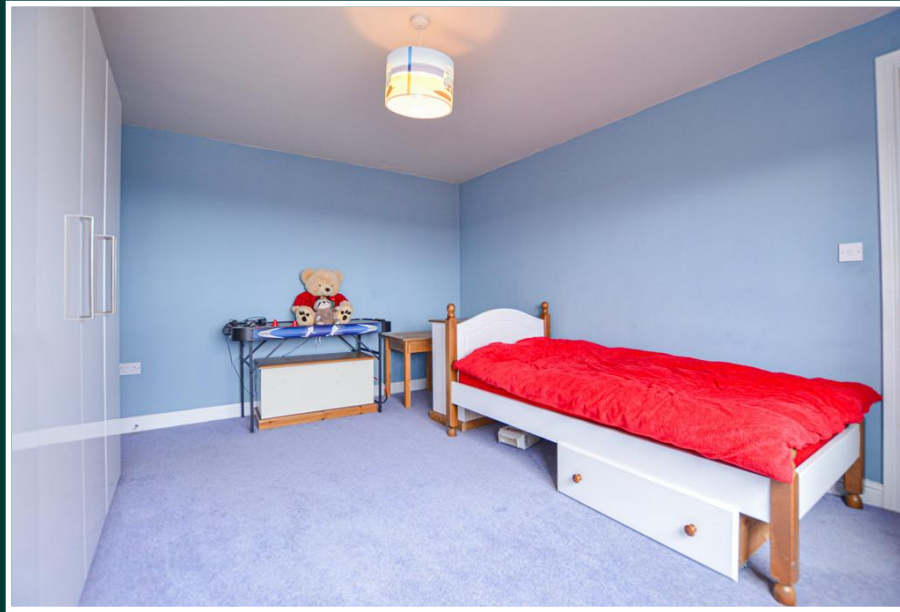


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