



22a Town End,
Golcar, Huddersfield, HD7 4QD

HENRY JAMES

Property Consultants | Estate Agents | Auctioneers

Tel: 01484 240700
sales@henryjamesea.co.uk



**2 Waingate Park, Linthwaite, Huddersfield,
West Yorkshire, HD7 5LZ**

£210,000 Tenure:

- Three Bedrooms
- Driveway
- Corner Plot
- No Onward Chain
- Vacant Possession
- Conservatory
- EPC Rating D





**** NO ONWARD CHAIN ** VACANT POSSESSION **
PERFECT FOR GROWING FAMILIES ** CONSERVATORY **
THREE BEDROOMS ** TUCKED AWAY LOCATION **
DOWNSTAIRS CLOAKROOM ** CORNER PLOT ****

This three bedroom home is brought to market and has no onward chain.

The home features off street parking and is located in a nicely tucked away location.

Enjoy the benefits of two reception room with the second being a gorgeous sun room overlooking the rear garden.

The accommodation briefly comprises of an entrance hall with the kitchen to the left hand side and additional wc to the right.

To the rear of the property is the spacious living room alongside the sun room.

There are three bedrooms on the first floor and a family bathroom

The gardens are generous being on a corner plot with a driveway.

Areas of interest locally set to Linthwaite.

1. Huddersfield Town Centre: Just a short distance away, you'll find the vibrant town centre of Huddersfield, offering shopping, dining, and cultural attractions.

2. Marsden: A lovely village nearby, Marsden is known for its scenic canal and the Standedge Tunnel, which is the longest and highest canal tunnel in the UK.

3. Castle Hill: Located about 3 miles from Golcar, Castle Hill is a historic site with a prominent hilltop tower offering stunning views of the surrounding countryside.

4. National Coal Mining Museum for England: Situated around 8 miles from Golcar, this museum offers an immersive experience into the region's mining history.

5. Holmfirth: Approximately 8 miles away, Holmfirth is a

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Elizabeth Hunter Investments Ltd trading as Henry James, for themselves and for the vendors or lessors of this property, whose agents they are, have made every effort to ensure the accuracy on the details given here and that they have been prepared in accordance with the above act, to the best of their knowledge these details are not misleading and give a fair representation of this property.

1) Customers are advised to check and take their own measurements if ordering items carpets, curtains or other goods.

2) No services have been checked by the agent and therefore we cannot confirm connectivity – this would include gas, water, electricity, drainage or central heating – these have not been tested in anyway whatsoever.

3) Any appliances left in the property by the previous occupier would be the same as in point 2.

4) Floorplans are not to scale and are purely for identification purposes.