



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

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6 Pastures Way, Golcar, Huddersfield, West Yorkshire, HD7 4QG

£275,000 Tenure: Freehold

- Four Bedroom Semi-Detached House
- Excellent Access to Golcar Shops and Schools
- Good Size Rear Garden
- Conservatory
- Downstairs Cloakroom
- Refitted Bathroom Suite
- EPC Rating C





**** FOUR BEDROOMS ** CONSERVATORY ** GOOD SIZE LOUNGE ** DOWNSTAIRS CLOAKROOM ** NICE SIZE REAR GARDEN ** EXCELLENT DECOR THROUGHOUT ** HIGHLY RECOMMENDED ****

Located within walking distance of Golcar shops is this beautifully presented extended FOUR BEDROOM SEMI - DETACHED property with good size accommodation having a lounge and a conservatory with access to the good size garden. The property has been modernised to a high standard by the present owners and presents a beautiful bathroom suite. The garden even with the conservatory added is still a lovely size and well enclosed for children and pets alike. Highly recommended.

When you enter the property there is a downstairs cloakroom to the right with the modern kitchen to the left which has an array of eye and base level units with integrated appliances. The living room is a very large room to the rear of the property with the large conservatory having access to the garden.

On the first floor you now have since the extension four good size bedrooms.. even the fourth bedroom is a good size being a large single or currently is used as an office. The other rooms are all good size doubles and there is the family bathroom too which is refitted to a high standard.

Golcar is a village on a hillside crest above the Colne Valley in West Yorkshire being approximately 2.5 miles west of Huddersfield and just north of the River Colne and the Huddersfield Narrow Canal. The main transport access is from the A62 (Manchester Road), through Milnsbridge in the valley bottom or via Scapegoat Hill from the A640 (New Hey Road) at the top of the hill.

Located close to Town End which is the main part of the village offering a variety of local shop and convenient for bus routes to Huddersfield Town. Town End is well positioned for the local pubs, cricket pitch and church.

History tells us that Golcar was named after St Guthlac, who preached in the area during the 8th century, its name is recorded in the Domesday Book as Goullakarres. During the Industrial Revolution Golcar became an important centre for weaving.

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.