

MARSH & MARSH PROPERTIES

92 Swallow Lane, Golcar, Huddersfield, HD7 4NB

£125,000



****Attention to all first time buyers professional couples**** Rarely available, a simply charming and unique detached two bedroom cottage that is Ideal for first time buyers. This home has been finished to the very highest of standards with a beautiful fitted kitchen and a stylish bathroom. Briefly comprising of lounge, modern dining kitchen, landing, two double bedrooms and a house bathroom. This property is in the popular rural village of Golcar which enjoys reputable schools and good access to the M62 giving commutable advantage. This cottage demands a full internal inspection to fully comprehend its charm and high level of renovation.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

LIVING ROOM 3.7 x 4.7m (11'11 x 15'5)



A cosy lounge features an open red brick chimney breast giving a homely and cosy feel to this living area. To add further charm, you will find exposed ceiling beams and an open staircase. Appointed with discerning taste this room has two designer radiators, ceiling spotlights, UPVC window and door. The room has been finished with brand new carpet.

DINING KITCHEN 2.6 x 4.7m (8'6 x 15'5)



As with every room in this house the kitchen has been fitted to the highest standard with wall and base units, integrated dishwasher, washer dryer, built in electric oven, fitted wine cooler, microwave, hob and cooker hood. No expense has

been spared with the finish of this kitchen which is complemented with an asterite one and a half bowl sink and a Chrome mixer tap. Complimentary splashback wall tiles and tiled floor complete the look of this stunning arrangement. The exposed ceiling beams simply add to the character and delight of this room. The room benefits from dual aspect UPVC windows to provide an abundance of natural light. There is a designer radiator and a cupboard which houses the boiler.



LANDING



Stairs lead from the lounge to the landing.

BEDROOM ONE 2.8 x 4.7m (9'2 x 15'5)



This double room has been fitted with a new

carpet, designer radiator, ceiling spotlights and a UPVC window.

BEDROOM TWO 3.5 x 2.5m (11'5 x 8'2)



A double/single room again with new carpet, designer radiator, ceiling spots and a UPVC window. This room offers access to the loft.

BATHROOM

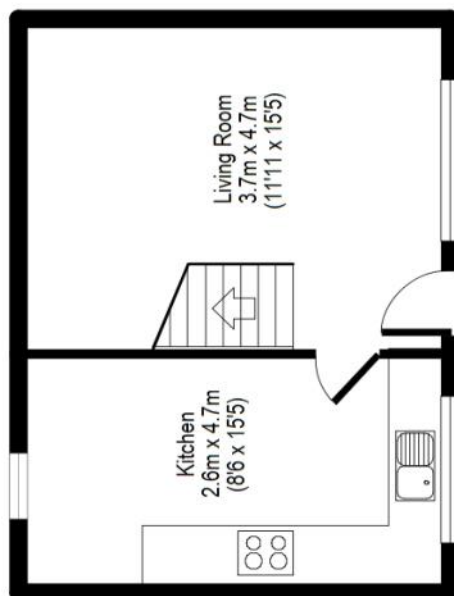


The bathroom simply oozes good taste. The newly installed modern-day suite consists of a free standing roll top bath with a Chrome mixer tap and shower head, pedestal sink and a low flush toilet. To complement this modern suite further the room is elegantly tiled. Ceiling spotlights and designer radiator complete the look of this

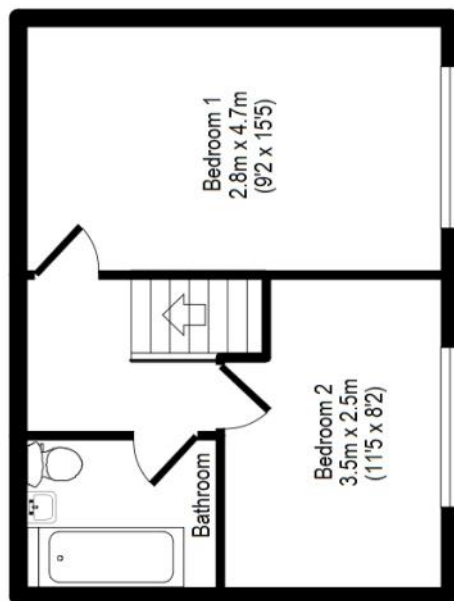
exquisite room. UPVC window.

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Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
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