



Intake | Golcar | Huddersfield | HD7 4RB

Asking price £245,000



SHERIDAN  
BAILEY  
PROPERTY

Intake | Golcar

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Fernlea, Intake sits on a fabulous plot with its long driveway and well maintained gardens, this family home offers an excellent opportunity. The property briefly comprises, entrance hall, living room with double doors opening into 2nd reception room providing an open plan living option across both rooms. Kitchen with pantry. On the first floor are two double bedrooms both with fitted wardrobes, single bedroom and family bathroom. Externally the long driveway provides off road parking for up to 3 vehicles plus a single detached garage. The long garden to the front garden is attractive and well maintained, whilst to the rear there is a flagged patio area and lawns.

- 3 bed semi detached on fabulous plot
- Long driveway and detached garage
- 2 receptions
- 2 double bedrooms
- Well presented throughout
- EV Charger

### Entrance Hall

Front door opens up into a welcoming hallway with staircase to first floor landing. Useful understairs store

### Living Room

14'6 x 12'6 (4.42m x 3.81m)

Good size Living Room with walk in box window and obscured glass panelled double doors which open up into Dining Room, providing the option of open plan ground floor space, perfect for celebrating family occasions.





### Dining Room

9'4 x 8'11 (2.84m x 2.72m)

Second reception room to the rear of the property with garden views. Currently used as a Dining Room. This space provides flexible accommodation options for future owners with the room suitable for Play Room or Home Office

### Kitchen

9'0 x 8'11 (2.74m x 2.72m)

Partially tiled Kitchen comprising a range of wall and base units with worktops over. Integrated appliances include low level electric oven with 4 burner gas hob over with extractor. Plumbing for washing machine, housing for fridge, stainless steel sink and drainer with mixer tap over. Pantry off and door to side to driveway and gardens.

### Staircase to 1ST floor landing

### Master Bedroom

14'4 x 9'6 (4.37m x 2.90m)

Good size double bedroom with range of fitted wardrobes. Walk in box window to front elevation and front garden views

### Bedroom 2

11'0 x 10'2 (3.35m x 3.10m)

Double bedroom with window to rear elevation with garden views and fitted wardrobes

### Bedroom 3

9'2 x 7'3 (2.79m x 2.21m)

Single bedroom with window to front elevation.

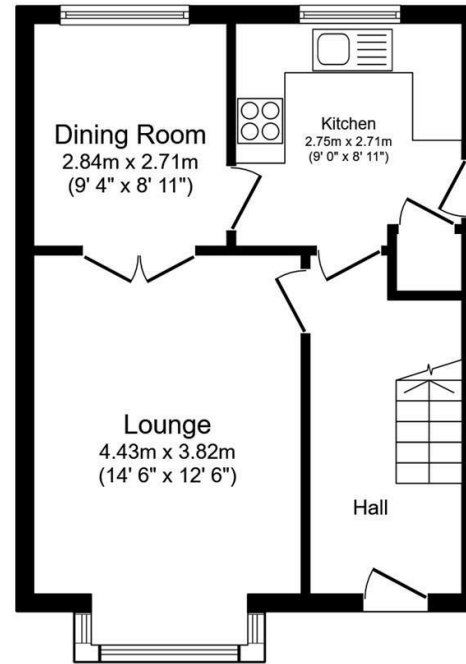
### Bathroom

Bathroom comprising low level WC, wash handbasin, bath with electric shower over. Privacy window to rear.

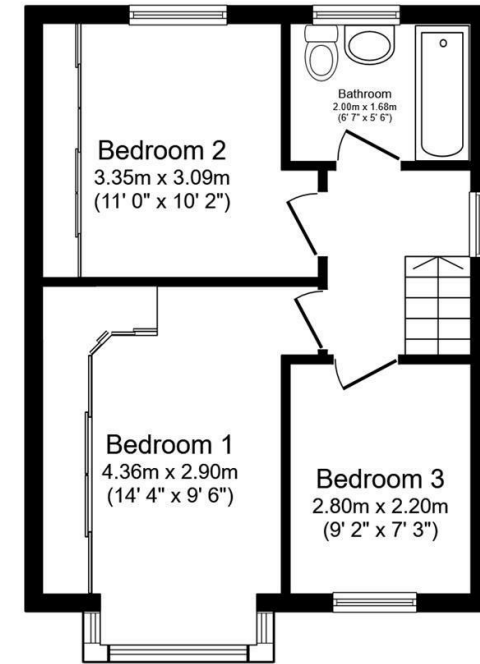
### Outdoor Space

Great size plot with long driveway accommodating up to 3 vehicles leading to a single detached garage with up and over doors, power and lighting. EV charger. Front garden is well maintained and predominantly laid to lawn with mature shrubs and borders. To the rear there is a flagged patio area with flagged rear path to bottom of garden, lawn, shrubs and borders





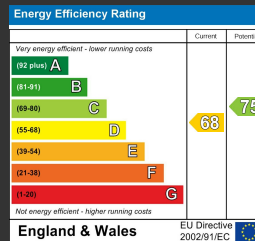
Ground Floor



First Floor

Total floor area: 74.4 sq.m. (801 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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