



Brook Lane, Golcar HUDDERSFIELD HD7 4JA

welcome to

Brook Lane, Golcar HUDDERSFIELD

Detached 2 bed, 2 bath in Golcar, set within a conservation area. Recently renovated with a modern kitchen, cosy lounge with wood burner, front and rear gardens, and off-street parking for four cars with EV charging. Close to local amenities, Slaithwaite, train links & countryside walks.



Lower Ground Floor Bedroom Two

12' 11" x 10' 2" (3.94m x 3.10m)

A spacious bedroom featuring integrated cupboards, a radiator and a double-glazed window to the front. This well-proportioned room offers flexible use and leads directly into the adjoining shower room for added convenience.

Shower Room

A well-appointed space featuring a tiled floor, shower cubicle, sink and low-flush WC. An extractor fan provides ventilation, creating a clean and practical adjoining bathroom.

Utility Room

5' 5" x 7' 5" (1.65m x 2.26m)

A practical space fitted with laminated worktops and housing a fridge-freezer, washing machine and wine cooler. A double-glazed window to the rear provides natural light, making this an ideal area for additional storage and appliances.

Ground Floor Lounge

13' 8" into recess x 15' 6" (4.17m into recess x 4.72m)

A bright and welcoming reception room featuring laminate flooring, a charming wood burner as the focal point, and two radiators for year-round comfort. Double-glazed windows to the front and side provide plenty of natural light, creating a warm and inviting space to relax or entertain.

Kitchen

8' 5" x 7' 11" (2.57m x 2.41m)

A modern kitchen featuring tiled flooring, wooden worktops and sleek gloss cabinets. Includes a sink with drainer, gas hob, electric oven and extractor hood. A double-glazed window to the side brings in natural light, creating a bright and practical cooking space.

First Floor Bedroom One

11' 6" into recess x 18' 4" (3.51m into recess x 5.59m)

A spacious double bedroom featuring cosy carpet flooring, two radiators and two double-glazed windows that fill the room with natural light. Characterful wooden beams add charm, and the room opens directly into the ensuite for added convenience.

En Suite

A stylish, fully tiled ensuite featuring a free-standing bath, separate shower, low-flush WC and sink. A heated towel rail adds comfort, while a double-glazed side window brings in natural light. Characterful wooden ceiling beams complete the space.

Agents Note

The title plan for the property does not include an area of land which is used by the sellers but belongs to a neighbouring property. Please contact the branch for further details.



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welcome to

Brook Lane, Golcar HUDDERSFIELD

- Fully renovated detached home in Golcar set within a conservation area
- Modern kitchen with gloss units and wooden tops
- Cosy lounge with feature wood burner
- Two spacious bedrooms with ensuite + shower room
- Spacious front & rear gardens
- Close to local amenities, train links and countryside walks
- Off-street parking for four cars plus car charging point

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118430 - 0013

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