



Springside Rise, Golcar, Huddersfield, HD7 4RW

welcome to

Springside Rise, Golcar Huddersfield

****GUIDE PRICE £400,000 to £425,000**** A spacious family home in highly sought-after Golcar, on a peaceful cul-de-sac with off-road parking, an integral garage, generously sized rooms and fabulous garden space. Close to local schools, amenities and bus routes and ideal for the upsizing family.



Living Room

13' 4" x 11' 4" into recess (4.06m x 3.45m into recess)

Kitchen

21' 9" x 10' (6.63m x 3.05m)

Utility Room

5' 4" x 10' (1.63m x 3.05m)

Bedroom One

11' 5" x 11' 7" (3.48m x 3.53m)

Bedroom Two

11' 7" x 9' 3" into door (3.53m x 2.82m into door)

Bedroom Three

11' 4" into recess x 8' 11" (3.45m into recess x 2.72m)

Bedroom Four

11' 1" x 12' 5" (3.38m x 3.78m)

Bathroom**Agents Note**

There is a restriction on title relating to the keeping of boats, caravans and mobile homes.



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Springside Rise, Golcar Huddersfield

- **GUIDE PRICE £400,000 to £425,000**
- Highly sought-after Colne Valley location
- Fabulous garden space
- Detached family home
- Peaceful cul-de-sac

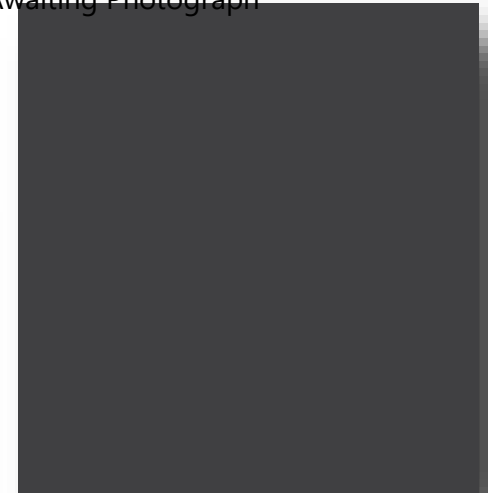
Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£400,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118950 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk