



32 Parkwood Road, Huddersfield, HD7 4QW

Offers In The Region Of £275,000

Offered FOR SALE is this stunning THREE bedroom stone built mid terrace property in the popular area of Golcar in Kirklees. Accommodation comprises; Entrance hallway, lounge and dining kitchen. To the first floor; landing, three bedrooms and bathroom. Garden with lovely aspect to front. The property benefits from Upvc double glazing (all windows except kitchen fitted 2025) and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Hallway



Composite obscure double glazed door and panel above to front (fitted 2025), laminate floor, radiator and stop tap. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 13'3" max x 14'9" max (4.05 max x 4.5 max)



Radiator, laminate floor and Upvc double glazed window to front. Cast iron log burning stove with laminate base and tiled and stone surround and coving to ceiling.

Dining Kitchen 12'9" max x 16'10" max (3.9 max x 5.15 max)



Having a range of wall and base units with laminate worktop and splashback. Fridge/freezer, dishwasher and 'Quartz' one and a half sink and drainer. Gas and electric cooker point with tiled splashback. Upvc double glazed window and composite obscure double glazed door and window above to rear (fitted 2024). Radiator, spotlights, laminate floor and part wood paneled walls. Built in cupboard to alcove, 'Glow worm' condensing combi boiler and understairs storage housing the fusebox and electric meter.

First Floor

Landing



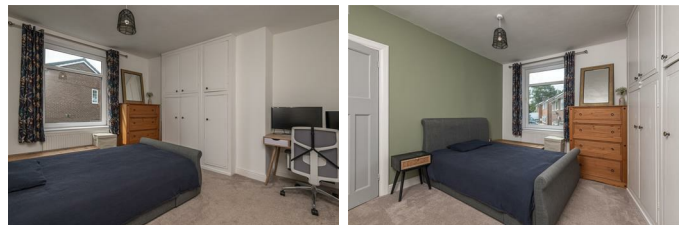
Loft hatch with drop down ladder (loft fully boarded with power and light). Spotlights and doors to bathroom and bedrooms;

Bedroom One 13'1" max x 13'7" max (4 max x 4.15 max)



Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Two 9'8" max x 12'5" max (2.95 max x 3.8 max)



Double bedroom with radiator, fitted wardrobes and Upvc double glazed window to rear.

Bedroom Three 6'10" x 10'0" (2.1 x 3.05)



Single bedroom with radiator, part wood paneled walls and Upvc double glazed window to front.

Bathroom 5'2" x 8'4" (1.6 x 2.55)



Three piece suite fitted 2024 comprising low flush w.c. sink with vanity unit and waterfall tap and bath with waterfall tap, glass shower screen and 'Mira' electric shower. Part tiled walls, laminate floor, spotlights, heated towel radiator and Upvc obscure double glazed window to rear.

External



To the front is a block paved and lawn garden. Security light and outside socket. To the rear is a yard with gas meter and wood store.

Parking

Tenure

We have been advised by the vendor that the property is leasehold.

Water

Water Rates

Energy Rating

D

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

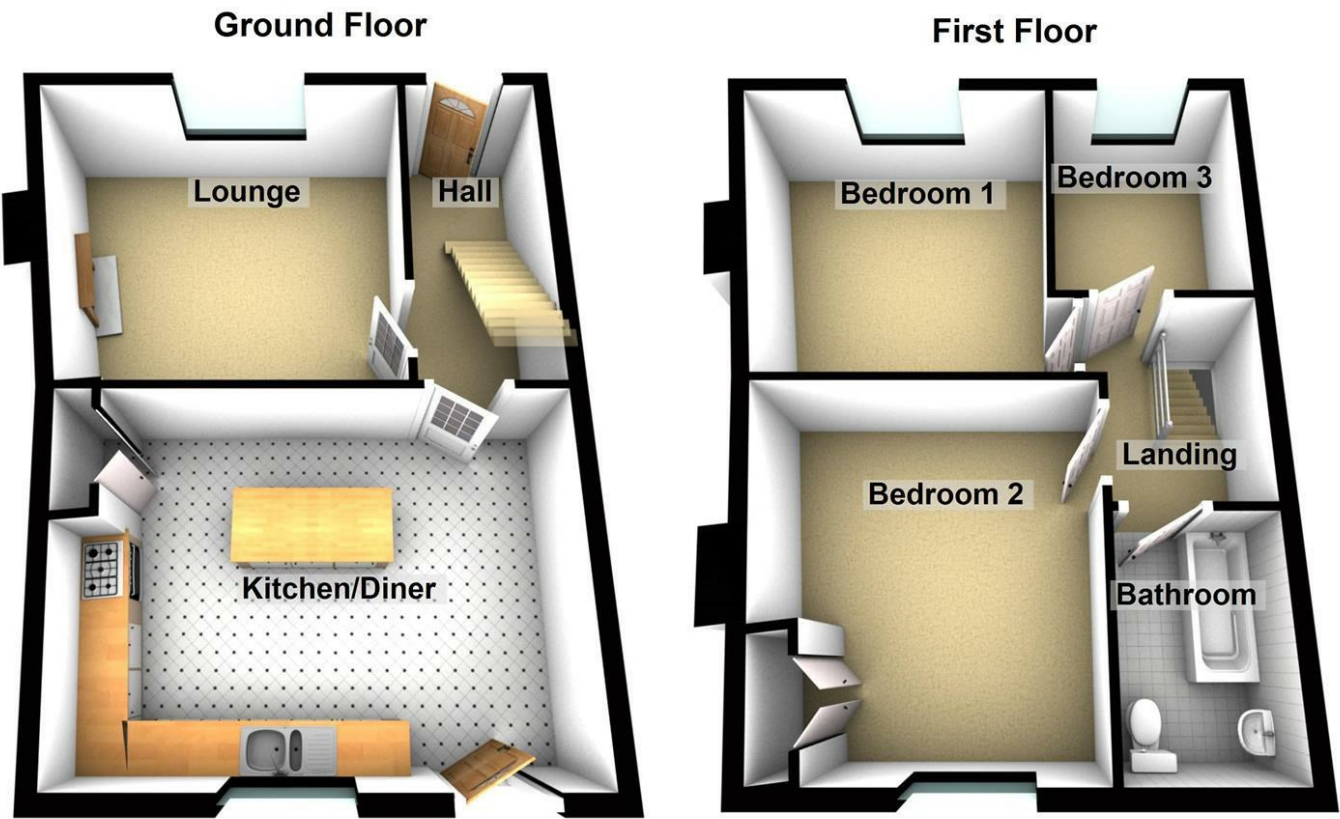
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

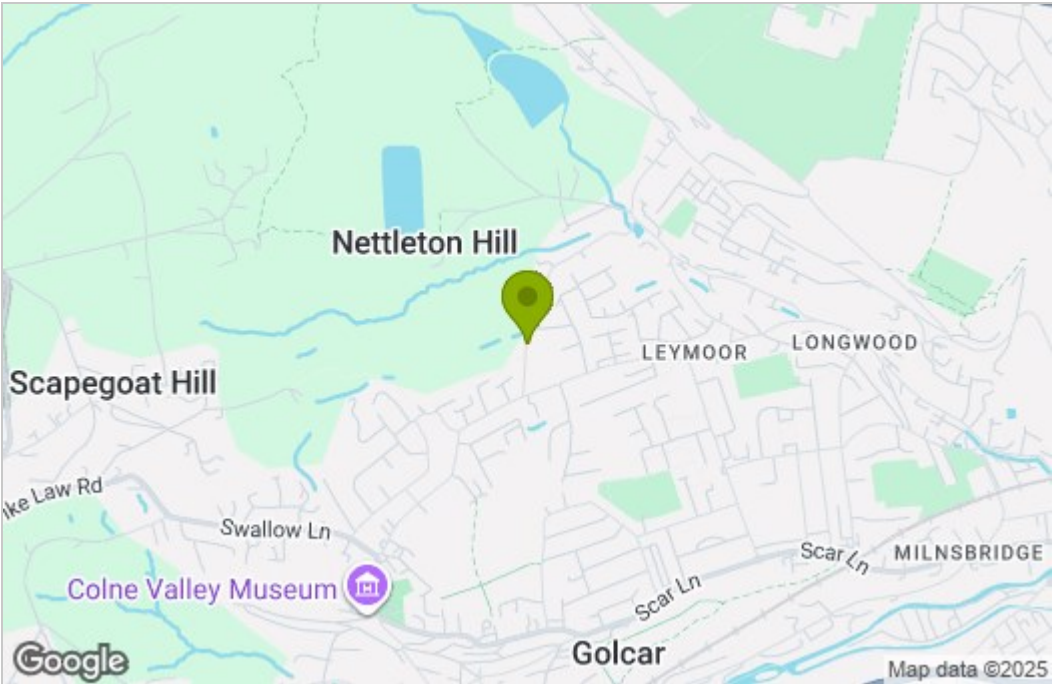
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

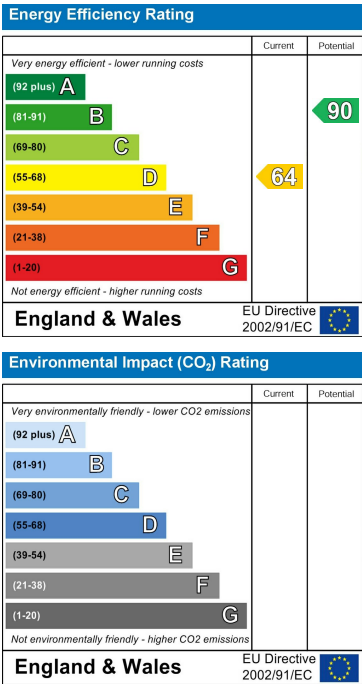
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.