

bramleys



Plot 3
Off Prospect Road
Longwood
Huddersfield
HD3 4AD

 worth
homes

 worth
homes

Price: £185,000

Professionalism with Independence



14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361

Bramleys are pleased to offer for sale this select cul-de-sac development of only fourteen 3 and 4 bedroomed properties which are situated in this popular residential area of Longwood.

Constructed by locally renowned Worth Homes (Yorkshire) Ltd, the properties will be constructed to exacting standards. The development is made up of two and three storey properties, majority boasting en-suite shower rooms to the master bedrooms, kitchens with integrated appliances and high quality fixtures and fittings throughout. Having gas fired central heating and uPVC double glazing. All properties have south facing rear gardens and many also benefit from having open aspects to the rear with views over the valley. Located approximately 3 miles from Huddersfield town centre, access can be gained to the M62 motorway network at both junctions 23 and 24, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance door with double glazed panels gives access into the:-

Entrance Hall

Having a central heating radiator, alarm control panel and built in storage area under the stairs.

Cloakroom/WC

Having a 2 piece suite comprising low flush WC and pedestal wash hand basin. There is also a central heating radiator.

Lounge/Dining Area

5.2m x 4.6m (17'1" x 15'1")

A most spacious lounge/dining area having 2 central heating radiators, uPVC double glazed windows, TV point and BT point and French doors leading directly onto the south facing rear garden.

Kitchen

2.35m x 1.91m (7'8" x 6'3")

Having a range of matching modern wall and base units with laminated working surface over. There is a four ring gas hob with overhead extractor fan and light, in-built oven and grill and an integrated fridge freezer and dishwasher. There is also an inset sink unit with mixer taps and side drainer space and plumbing for an automatic washing machine.



FIRST FLOOR:

Landing

Having a uPVC double glazed window, central heating radiator and built-in linen cupboard.

Bedroom 2

3.6m x 2.5m (11'9" x 8'2")

This double bedroom has a uPVC double glazed window and central heating radiator.

Bedroom 3

4.3m x 2.5m (14'1" x 8'2")

Another bedroom of double proportions having a uPVC double glazed window and central heating radiator.

Bathroom

Being part tiled to the walls and furnished with a 4 piece suite comprising low flush WC, pedestal wash hand basin, panelled bath and fully tiled shower cubicle. There is a uPVC double glazed window and a chrome ladder style central heating radiator.



SECOND FLOOR:

Landing

An access door leads into the:-

Master Bedroom Suite

5m x 4.5m including en-suite & dressing room (16'4" x 14'9" including en-suite & dressing room)

This most spacious master bedroom has two Velux windows, central heating radiator, TV point, access to the walk-in wardrobes/dressing room with a further access door to the en-suite shower room.

En-suite Shower Room

Being part tiled to the walls and furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and a fully tiled corner shower cubicle. There is a chrome ladder style central heating radiator and shaver socket.



OUTSIDE:

The property has a turfed garden to the front and a south facing turfed rear garden with a flagged patio area. There is also an outside water tap and an outside electric socket. To the front there are 2 allocated parking spaces.

BOUNDARIES AND 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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICE:

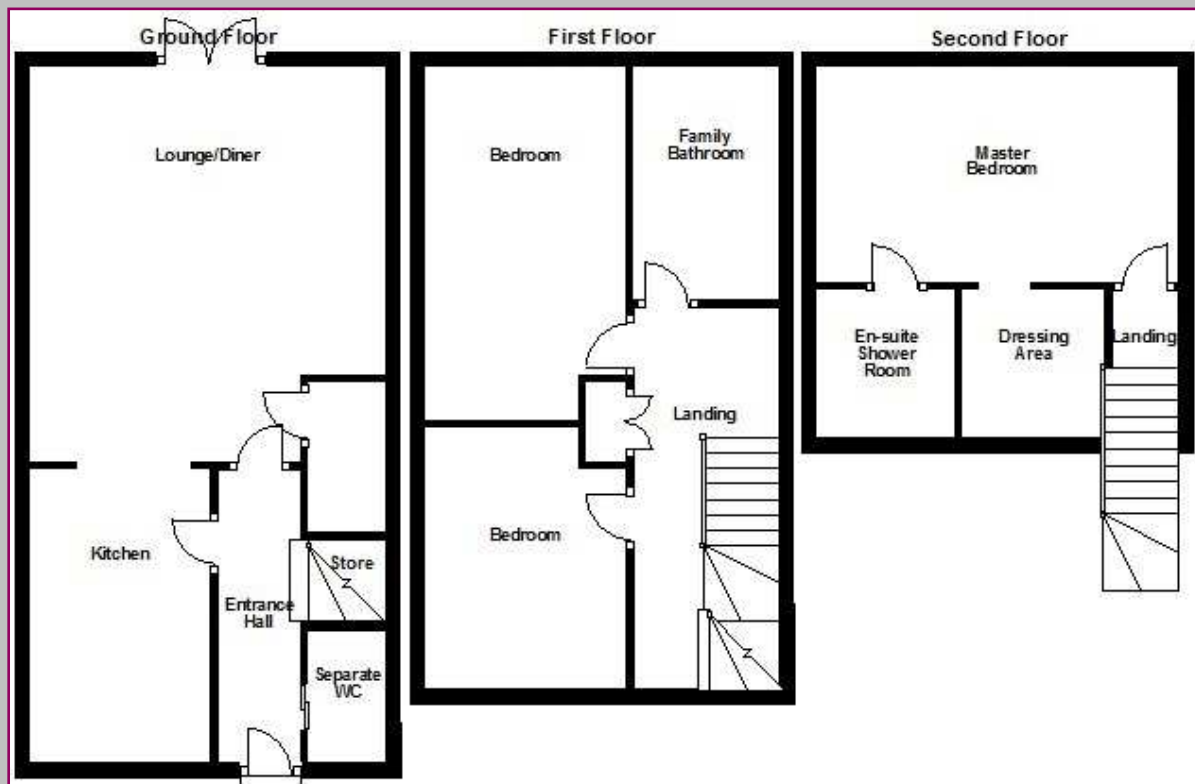
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

PLEASE NOTE:

All internal photographs are of previous developments by Worth Homes (Yorkshire) Ltd.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640). Proceed to the roundabout at Gledholt and continue straight ahead into Westbourne Road. Follow this road and at the Bay Horse roundabout continue straight ahead into New Hey Road and proceed up past the Merrie England cafe on the right hand side. On reaching the Sainsbury's superstore at Salendine Nook take a left hand turning onto Raw Nook Road and proceed to the junction, take a left hand turning and continue down the hill passing the Dusty Miller pub on the left hand side. After a short distance with the Slip Inn P.H on the left, turn right into Percival Street and then right into Prospect Road. Proceed to the end of the road where the entrance to the development can be found on the left hand side.



PROPERTY MISDESCRIPTION ACT 1991

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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