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Plot 1
Field Head
Shepley
Huddersfield
HD8

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homes

Price: £350,000

Professionalism with Independence



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

This spacious 4 bedroom detached property has accommodation arranged over 2 levels including 17'0" lounge with French doors leading out to the rear gardens and master bedroom with en-suite facilities. Constructed by locally renowned Worth Homes (Yorkshire) Ltd the property is located on this select cul-de-sac development of only 8 properties. Situated in the popular and much sought after semi-rural village of Shepley where there are a wide range of amenities available. The property will be fitted with high quality fixtures and fittings throughout including a superb dining kitchen with a wealth of integrated appliances, gas fired central heating, uPVC double glazing, security alarm system and integral single garage.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Having a central heating radiator, alarm panel and double doors which lead through to the lounge.

Lounge

5.387m x 4.796m max. (17'6" x 15'7")

This most spacious reception room is located to the rear of the property. Having a central heating radiator, TV & BT point, sealed unit double glazed French doors leading out to the rear garden and 2 Velux windows providing plenty of natural light. A set of double doors give access to the dining kitchen.

Dining Kitchen

5.938 m x 3.140m (19'5" x 10'3")

Having range of wall and base units with inset 5 ring gas hob, overhead extractor fan and light, built-in double oven and grill, integral dishwasher, fridge and freezer, 1½ bowl sink unit with mixer taps and side drainer, TV point, sealed unit double glazed window and a central heating radiator.

Cloakroom/WC

Furnished with a 2 piece suite comprising low flush wc, hand wash basin, central heating radiator and uPVC double glazed window.

Utility Room

2.612m x 1.655m (8'6" x 5'4")

Having base units, space and plumbing for an automatic washing machine, space for a dryer, central heating radiator and an external door giving access to the rear garden.

FIRST FLOOR:

Landing

Master Bedroom

4.981m max. / 3.868 min. x 3.528 m max. (16'3" max. / 12'7" min. x 11'6")

Having a central heating radiator, uPVC double glazed window, TV point and door accessing the en-suite.

En-suite Shower Room

Being part tiled to the walls, having a 3 piece suite comprising low flush wc, pedestal wash basin and shower cubicle. There is a chrome ladder style radiator and uPVC double glazed window.

Bedroom 2

3.977m max. / 2.799 min. x 3.872m (13'0" max. / 9'2" min. x 12'7")

Having a central heating radiator and uPVC double glazed window.

Bedroom 3

5.453m x 2.535m (17'9" x 8'2")

Having a central heating radiator and uPVC double glazed window.

Bedroom 4

4.123m max. / 2.271m min. x 2.755 max. (13'5" max. / 7'4" min. x 9'0")

Having a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising low flush wc, pedestal wash basin, panelled bath with overhead shower and shower screen. There is an electric shaver point, chrome ladder style radiator, part tiled walls and uPVC double glazed window.

Garage

With up and over door, power and light points.

OUTSIDE:

The property has lawned gardens to both front and rear, outside water tap, power socket and double driveway.

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.

COUNCIL TAX:

TBA

ENERGY RATING:

TBA

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.

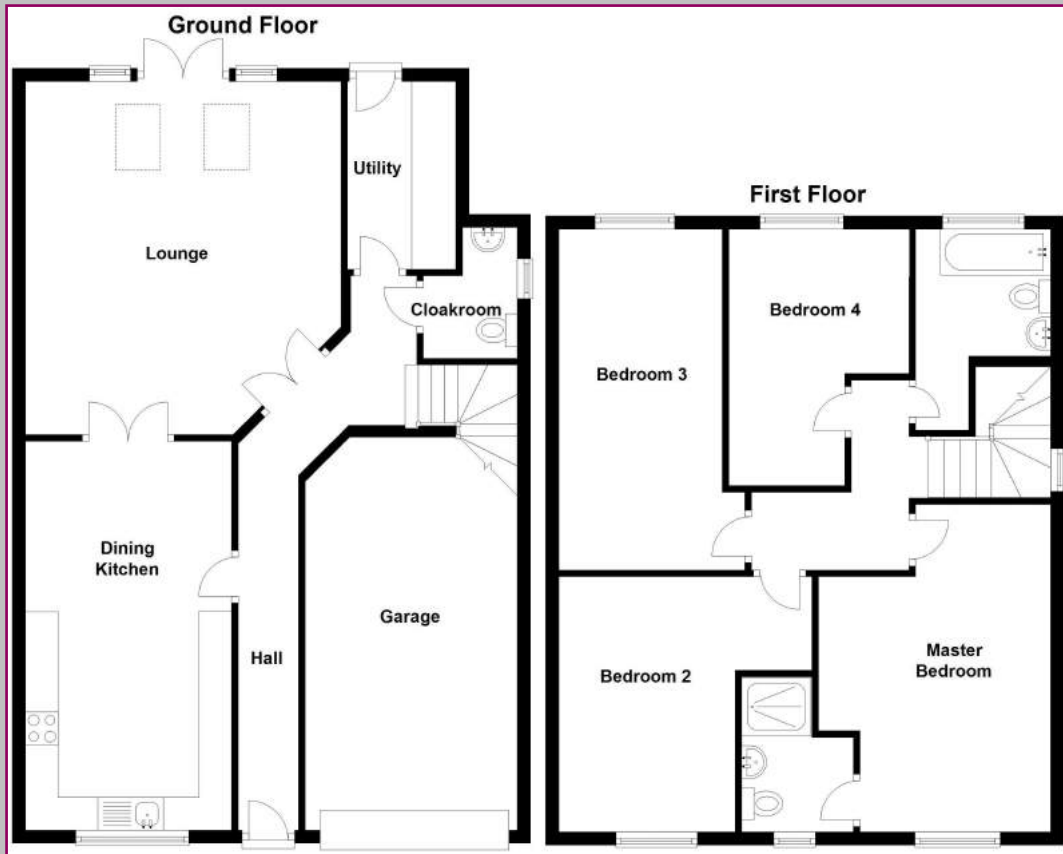
ON-LINE CONVEYANCING SERVICE:

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.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) and proceed through the traffic lights at Aspley, Moldgreen and Dalton. At Waterloo bear right into Penistone Road, passing through the villages of Highburton and Kirkburton. On reaching Thunderbridge continue through the centre and bear right into Abbey Road which then takes you in the centre of Shepley. Turn right into Lydgate Road which then becomes Field Head and the site can be found on the right hand side.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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