

# bramleys



 worth  
homes

Plot 5  
Field Head  
Shepley  
Huddersfield HD8

 worth  
homes

Price: £240,000

*Professionalism with Independence*



14 St Georges Square, Huddersfield HD1 1JF  
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*This 3 bedroom inner townhouse has most spacious accommodation arranged across 3 levels including en-suite facilities and dressing room to the master bedroom. The property also provides a well proportioned living room with magnificent full height glazed bay window and French doors out to the rear garden which provide a light and airy atmosphere. The property will have a gas fired central heating system, uPVC double glazing and a range of high quality fixtures and fittings including integrated appliances to the kitchen. Located on a select cul-de-sac of only 8 properties and constructed by locally renowned Worth Homes (Yorkshire) Ltd, the property is situated in the popular and much sought after semi rural village of Shepley and would make an ideal purchase for those with a young and growing family.*

The accommodation briefly comprises:-

#### GROUND FLOOR:

##### Entrance Hall

Having a central heating radiator, alarm panel and door into the cloakroom/WC.

##### Cloakroom/WC

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

##### Lounge

5.24m x 5.05m plus bay 3m x 1.185m (17'2" x 16'6" plus 9'8" x 3'9")

A most spacious reception room, having 2 central heating radiators, TV and BT point uPVC double glazed full height bay window and French doors leading out to the rear garden.

##### Breakfast Kitchen

3.86m x 2.771m (12'7" x 9'1")

Having a range of matching wall and base units with laminated working surfaces, 1½ bowl sink unit with mixer taps and side drainer, integrated appliances including 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, fridge freezer and dishwasher. There is a central heating radiator, TV point and uPVC double glazed window.

#### FIRST FLOOR:

##### Landing

With built-in linen cupboard and doors into:-

##### Bedroom 2

3.6m x 3.055m max. / 2.355m min. (11'10" x 10'0" max. / 7'9" min.)

Having a central heating radiator and uPVC double glazed window.

##### Bedroom 3

4.3m x 3.055m max. / 2.355m min.

(14'1" x 10'0" max. / 7'9" min.)

Having a central heating radiator and uPVC double glazed window.

##### Bathroom

Being part tiled to the walls, having a 4 piece suite comprising low flush wc, pedestal wash basin, fully tiled shower cubicle and panelled bath. There is a chrome ladder style radiator, electric shaver point and uPVC double glazed window.

#### SECOND FLOOR:

##### Master Bedroom

5.05m x 2.875m (16'5" x 9'4")

A most spacious master bedroom, having a central heating radiator, TV point, 2 Velux windows and an access door to the walk-in dressing room and en-suite.

##### Walk-In Dressing Room

2.215m x 1.90m (7'3" x 6'2")

##### En-suite Shower Room

Being part tiled to the walls, having a 3 piece white suite comprising low flush wc, hand wash basin and quadrant shower cubicle. There is a chrome ladder style radiator and Velux window.



#### OUTSIDE:

There are 2 parking spaces to the front and an enclosed garden to the rear. The property also has an outside water tap and external power point.

#### 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.

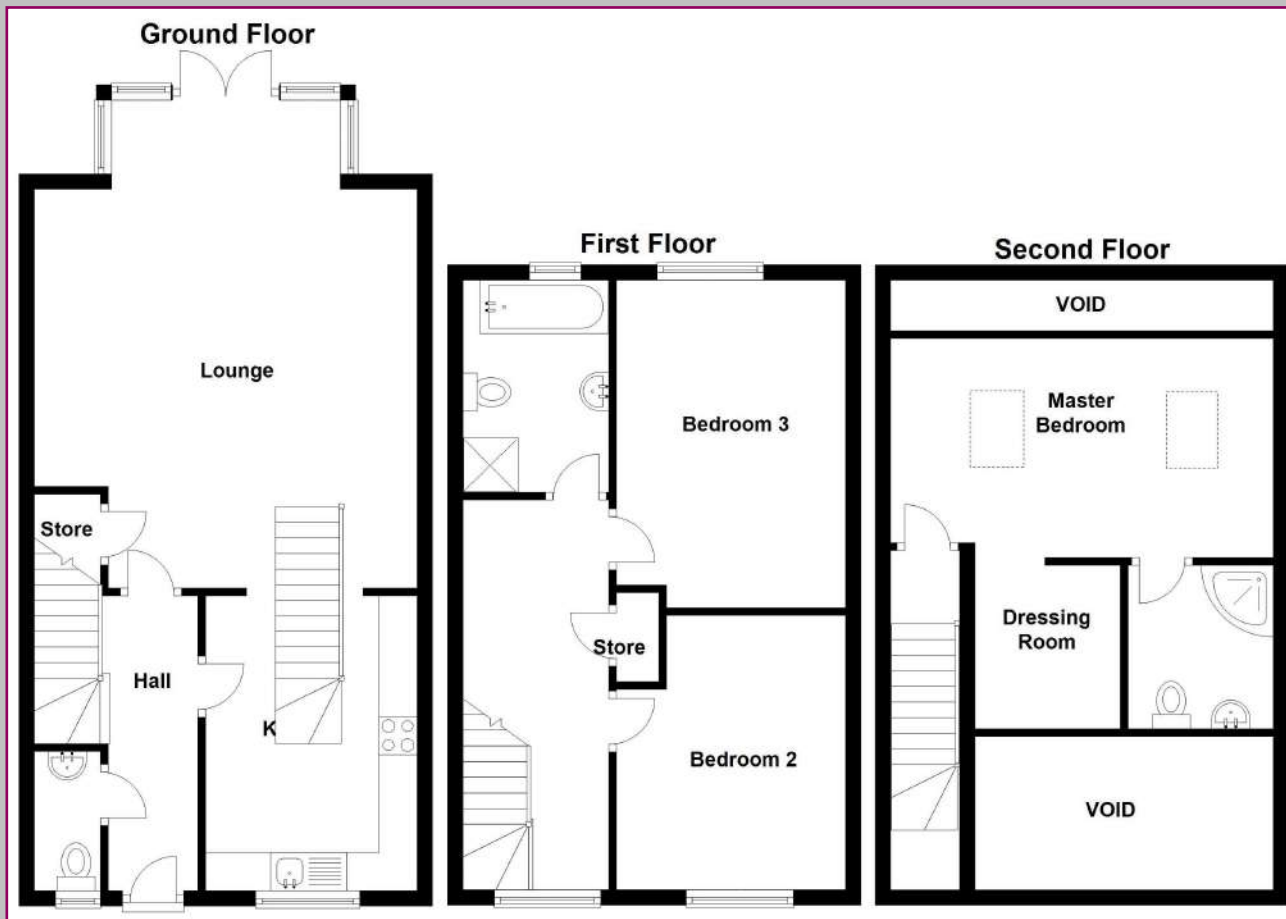
#### ON-LINE CONVEYANCING SERVICE:

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**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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**



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