

bramleys

For Sale

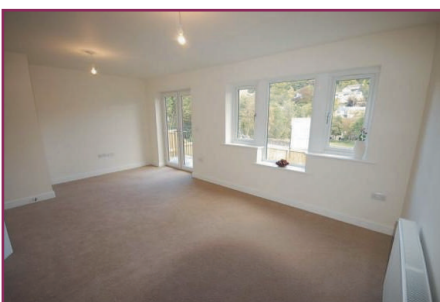
**PLOT 2 BRADSHAW
CRESCENT
HONLEY
HOLMFIRTH**

RESIDENTIAL SALES

£210,000



- **NEW BUILD PROPERTY**
- **3 BEDROOMS**
- **EN SUITE TO MASTER**
- **DRIVEWAY TO FRONT AND GARDEN TO REAR**
- **POPULAR VILLAGE LOCATION**
- **LOCAL SCHOOLING NEARBY**



This superb newly built 3 bedroomed semi-detached property has been constructed by locally renowned Worth Homes Ltd. Built to exacting standards and boasting en suite facilities to the master bedroom and a magnificent full width dining kitchen with integrated appliances. The property has gas fired central heating, uPVC double glazing and security alarm system. There are 2 parking spaces to the front of the property, together with good sized rear gardens. The property is located close to the centre of Honley village where most daily requirements can be satisfied. (Please note, all internal images are from a previous Worth Homes site and are used for illustration purposes only).

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Giving access to the cloakroom/wc.

Cloakroom/WC

Having a low flush wc and hand wash basin. There is a central heating radiator.

Lounge

5.31m x 2.90m (17'5" x 9'6")

Situated to the front of the property and having a uPVC double glazed window, TV point, central heating radiator and access leading through to the dining kitchen.



Dining Kitchen

5.00m x 3.61m (16'5" x 11'10")

The property benefits from a modern open plan kitchen & dining area 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. There is also an inset sink unit with mixer taps and side drainer, plumbing for an automatic washing machine, TV point, uPVC double glazed window and French doors leading directly into the rear gardens.



FIRST FLOOR:

Landing

A staircase rises to the first floor landing.

Master Bedroom

3.66m x 2.82m plus entrance area (12'0" x 9'3" plus entrance area)

Having a central heating radiator and uPVC double glazed window. An access door leads to the en suite shower room.



En Suite Shower Room

Having a low flush wc, hand wash basin, corner shower cubicle, central heating radiator and part tiling to the walls.



Bedroom 2

3.71m x 2.82m (12'2" x 9'3")

Having a central heating radiator and uPVC double glazed window.



Bedroom 3

3.63m x 2.13m (11'11" x 7'0")

Having a central heating radiator and uPVC double glazed window.

Family Bathroom

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



OUTSIDE:

The property has two parking spaces to the front with adjacent garden area and to the rear are fully enclosed lawned gardens.

COUNCIL TAX BAND:

TBC

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.

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

RELATED SALE DISCOUNT:

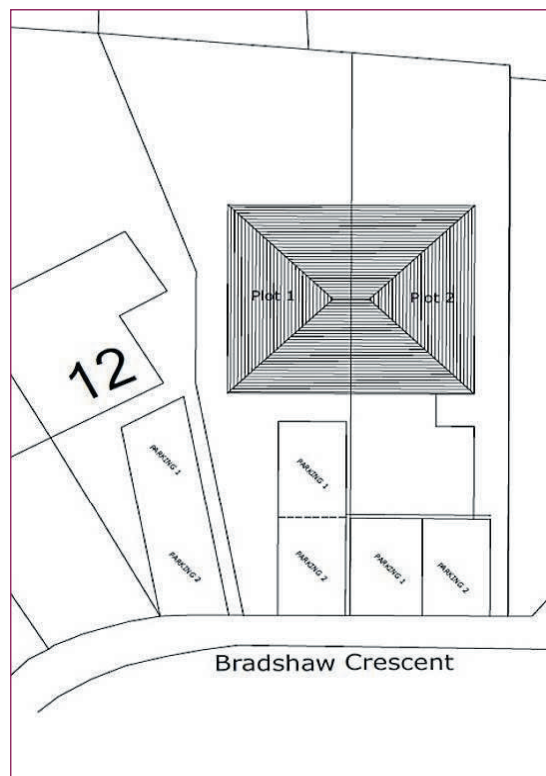
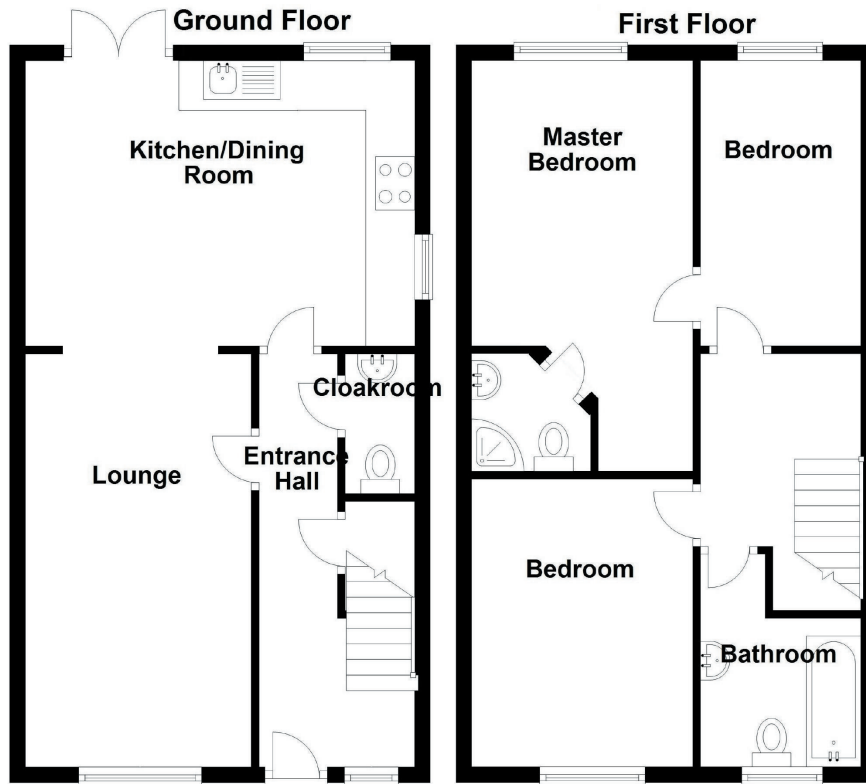
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICES:

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 Chapel Street (A616) to the traffic lights at Folley Hall continuing straight ahead taking a left hand turning onto Albert Street. Follow this road until its conclusion taking a left hand turn onto Woodhead Road following the road through Berry Brow and approaching Honley with the Somerfield supermarket on your right hand side, take a right hand turning onto Eastgate. Follow the road up the hill into the centre of the village continuing to the roundabout taking the first left hand turning onto Moor Bottom. Take a left hand turning onto Bradshaw Road and continue up for a short distance. Turn right into Bradshaw Crescent and the property can be found straight ahead identified by a Bramleys for sale board.



bramleys.com

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

14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 | e: info@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk