

bramleys

For Sale

**PLOT 20 WESTCROFT
HONLEY
HOLMFIRTH
HD9 6JP**

RESIDENTIAL SALES

£750,000



- **SUPERB NICHE DEVELOPMENT**
- **IMPRESSIVE 5 BEDROOM EXECUTIVE DETACHED PROPERTY**
- **IDEAL FOR GROWING FAMILY BUYER**
- **SPACIOUS OPEN PLAN DINING KITCHEN/FAMILY ROOM**
- **POPULAR VILLAGE LOCATION**
- **VARIED AMENITIES AND EXCELLENT SCHOOLING NEARBY**



This superb 5 bedroom, detached executive property is accessed by a private driveway and is nestled in to the heart of the popular rural village of Honley. Constructed by locally renowned Worth Homes (Yorkshire) Limited and built out of natural stone to exacting standards by this award winning independent developer. Providing spacious ground floor living accommodation, ideal for the family buyer. The property provides a master bedroom with dressing area and en suite, guest suite with dressing area and en suite, together with 3 further bedrooms and a family bathroom. Offering high quality fixtures and fittings throughout, this superb family home should tick all the boxes for those wanting modern living within the vibrant village of Honley, which has a range of independent shops, restaurants and bars, together with excellent local schooling.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property under an external roof canopy through a composite external door into:-

Entrance Hall

A spacious entrance hall with a built-in understairs storage cupboard, central heating radiator and a door accessing the cloakroom/WC.

Cloakroom/WC

Fitted with a 2 piece suite comprising low flush WC, hand wash basin, central heating radiator, tiled flooring and part tiling to the walls.

Lounge

22'1" x 13'1" (6.726m x 4m)

This superb family lounge, has a central heating radiator and uPVC double glazed window. Double doors lead through to the dining kitchen/family room.



Dining Kitchen/Family Room

30'10" max. /16'1" min. x 23'7" max. /12'4" min. (9.4m max. / 4.9m min. x 7.2m max. / 3.774 min.)

This outstanding L-shaped family space has been fitted with a range of modern wall and base units with working surface over. With built-in double oven and grill, integral dishwasher, fridge, freezer and a central island with 6 ring gas or electric hob and breakfast bar. Bi-fold doors in the dining area give direct access out to the rear garden, as well as additional Velux windows to the dining area which provide a flood of natural light.



Utility Room

10'2" x 6'3" (3.1m x 1.904m)

Being fitted with a range of wall and base units with laminated working surfaces and part tiled walls. There is plumbing for an automatic washing machine, inset stainless steel sink unit with side drainer, central heating radiator, side access door and an internal door through to the garage.

FIRST FLOOR:

Landing

Having a built-in linen cupboard.

Master Suite

15'5" x 10'10" (4.7m x 3.294m)

Having a central heating radiator, uPVC double glazed window and open plan access to the dressing area.

Dressing Area

7'10" x 7'0" (2.4m x 2.137m)

Having space for a range of built-in wardrobes with hanging and shelving facilities.

En suite Shower Room

7'7" x 5'9" (2.3m x 1.763m)

Furnished with low flush WC, hand wash basin and double width shower cubicle. There is a chrome ladder style radiator, uPVC double glazed window and full tiling to the floor and walls.

Guest Suite

12'6" x 9'10" (3.80m x 3m)

Having a central heating radiator and uPVC double glazed window. There is open plan access to the dressing area.

Dressing Area

6'11" x 5'3" (2.1m x 1.6m)

Having space for a range of fitted wardrobes with hanging and shelving facilities. A door leads into the en suite.

En suite Shower Room

Fitted with a 3 piece suite comprising of a low flush WC, pedestal wash basin and double width shower cubicle. There is a chrome ladder style radiator, uPVC double glazed window and full tiling to the floor and walls.

Bedroom 3

13'1" x 11'2" (4m x 3.4m)

With a central heating radiator and uPVC double glazed window.

Bedroom 4

13'8" x 9'7" (4.174m x 2.930m)

With a central heating radiator and uPVC double glazed window.

Bedroom 5

13'8" x 9'7" (4.174m x 2.930m)

With a central heating radiator and uPVC double glazed window.

Bathroom

Being part tiled to the walls and having a 4 piece suite comprising of a low flush WC, pedestal wash basin, panelled bath and fully tiled shower cubicle. There is a chrome ladder style radiator, uPVC double glazed window and full tiling to the floor and walls.

OUTSIDE:

With its own private access, the driveway leads up to the property with parking for 3-4 vehicles, adjacent lawned gardens to the front and access to the garage. To the rear there is a spacious enclosed rear garden with flagged patio and paths.

Garage

19'8" x 9'10" (6m x 3m)

Having a remote controlled roller shutter electric garage door, power and light points, water tap, together with an internal access door to the utility.

PLEASE NOTE:

All photos used are for illustration purposes only, the internals are examples of style and quality previously carried out by Worth Homes (Yorkshire) Limited.

COUNCIL TAX BAND:

TBA

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.**

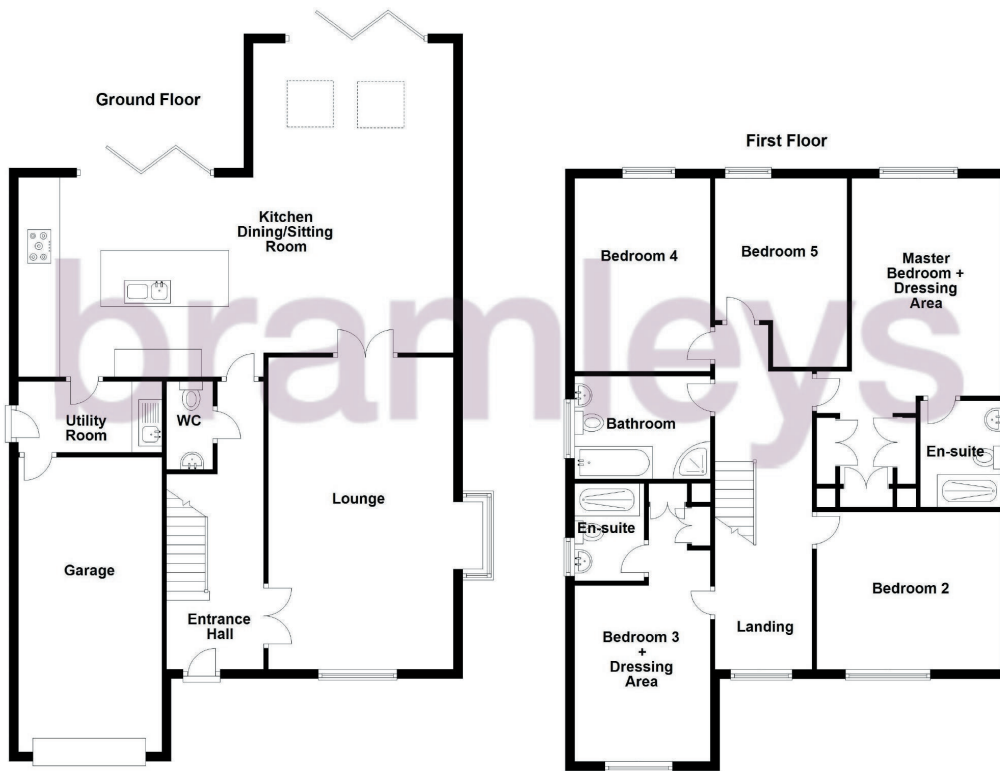
ON-LINE CONVEYANCING SERVICES:

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 town centre via Chapel Hill and continue onto Lockwood Road onto the Lockwood Bar traffic lights and take a left hand turning onto Bridge Street. Then bear right onto Woodhead Road which then becomes Huddersfield Road and then at the traffic lights in Honley take a right hand fork onto Woodhead Road and at the traffic lights turn right onto Eastgate, pass through the village centre and at the roundabout go straight ahead onto West Avenue and at the junction with Grasscroft Road take a right hand turning and a first right into Westcroft, continue along where the site will be found on the right hand side.





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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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