

# bramleys

# For Sale

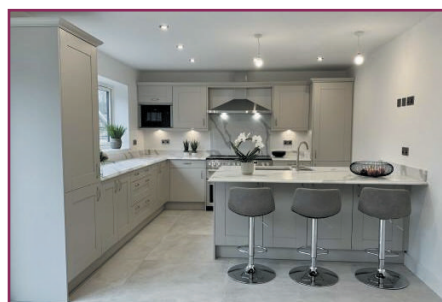
**PLOT 5 WESTCROFT  
HONLEY  
HOLMFIRTH  
HD9**

**RESIDENTIAL SALES**

**£490,000**



- **SUPERB NICHE DEVELOPMENT OF ONLY 20 HOMES**
- **IDEAL FOR THE FIRST TIME BUYER OR FAMILY BUYER ALIKE**
- **POPULAR VILLAGE LOCATION**
- **VARIED AMENITIES AND EXCELLENT SCHOOLING NEARBY**
- **ACCESS TO HOLMFIRTH AND HUDDERSFIELD TOWN CENTRES**
- **QUALITY NATURAL STONE HOMES**



*Nestled in to the heart of the popular rural village of Honley, is this select development of only 20 properties housed on this peaceful residential cul-de-sac. Constructed by locally renowned Worth Homes (Yorkshire) Limited and constructed in natural stone to exacting standards by this award winning independent developer. All properties as standard will have landscaped gardens and will be fitted with a wealth of integrated appliances and high specification kitchens and bathrooms. Honley has a vibrant village centre with a healthy range of independent shops, restaurants and bars, together with excellent local schooling.*

### **The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

Enter the property through an external door with roof canopy above into:-

#### **Entrance Hall**

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

#### **Lounge**

16'6" x 13'1" (5.020m x 4.00m)

This most spacious living room has a central heating radiator and uPVC double glazed window. Double doors lead through to the dining kitchen.



#### **Dining Kitchen**

19'8" x 11'7" (6.00m x 3.540m)



#### **Dining Kitchen**

A most spacious and well appointed dining kitchen. Being fitted with a range of modern wall, drawer and base units with laminated working surface and part tiled walls. There is a 5 ring gas or electric hob with built-in double oven and grill, integral dishwasher, fridge and freezer. (check) There is a central heating radiator, uPVC double glazed window, together with Bi-fold doors which lead out to the rear garden. A door gives access to the utility room and WC.

(Please note, a choice of units and work surfaces will be available if the plot is reserved in time.)

#### **Utility Room**

Having wall and base units with working surface over, plumbing for a washing machine and inset sink unit. There is a uPVC double glazed window and a door which gives access to the rear garden and access to the garage.

#### **Cloakroom/WC**

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

#### **FIRST FLOOR:**

#### **Landing**

Having a built-in linen cupboard and in turn gives access to:-

#### **Master Suite**

13'1" x 13'1" (4.00m x 3.975m)

A most spacious master bedroom which is peacefully situated to the rear of the property. Having a uPVC double glazed window, central heating radiator and an access door to the en suite shower room.

#### **En suite Shower Room**

Being part tiled and furnished with a low flush WC, hand wash basin and corner shower cubicle. There is a chrome ladder style radiator and a uPVC double glazed window.

#### **Bedroom 2**

11'11" x 13'1" (3.635m x 3.985m)

Having a central heating radiator and uPVC double glazed window.

#### **Bedroom 3**

11'11" x 10'6" (3.64m x 3.185m)

Having a central heating radiator and uPVC double glazed window.

#### **Bedroom 4**

13'0" x 8'10" (3.950m x 2.695m)

Having a central heating radiator and uPVC double glazed window.

#### **Bathroom**

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

#### **OUTSIDE:**

To the front of the property there is a double width driveway which in turn leads to the integral garage. There are adjacent lawned gardens to the front and to the rear there are enclosed lawned gardens with flagged patio and paths.

#### **Integral Single Garage**

19'6" x 9'8" (5.950m x 2.950m)

Having an electric roller shutter remote controlled door, power/light points.

#### **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 left 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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