

bramleys



Plots 1-4
Yew Tree Road
Birchenccliffe
Huddersfield HD3 ???



Prices From: £175,000

Professionalism with Independence



This superb development of four 3 bedroomed semi-detached properties is constructed by locally renowned Worth Homes (Yorkshire) Ltd. Boasting an en suite shower room to the master bedroom, the properties have high quality fixtures and fittings with a range of integrated appliances to the kitchen, uPVC double glazing and gas fired central heating. Located within half a mile of junction 24 of the M62, the properties are handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Having a central heating radiator.

Cloakroom/wc

Having a 2 piece suite comprising low flush wc, hand wash basin and central heating radiator.

Living Room

5.475m max x 3.7 max/2.363 min

A most spacious living room spanning the full width of the property with French doors leading directly into the south facing rear gardens. There are 2 central heating radiators, TV aerial point, telephone point and a uPVC double glazed window.

Dining Kitchen

4.6m x 3.312m

A most spacious dining kitchen having a range of matching modern floor and wall units with laminated working surfaces and a range of integrated appliances including 5 ring gas hob, built-in oven, overhead extractor fan and light, integral dishwasher and plumbing for automatic washing machine. There is also a central heating radiator, TV aerial point, telephone point and uPVC double glazed windows to the front.



A staircase rises to the:-

FIRST FLOOR:

Landing

Master Bedroom

5.1m max x 3.1m max including en suite

Having uPVC double glazed windows, central heating radiator, TV aerial point, telephone point and an access door to the:-

En Suite Shower Room

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, pedestal wash basin and fully tiled corner shower cubicle. There is also a chrome ladder style radiator.



Bedroom 2

3.83m x 2.2m

Peacefully situated to the rear of the property and having a central heating radiator and uPVC double glazed window.

Bedroom 3

3.232m x 3.0m

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 toilet, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a chrome ladder style radiator, uPVC double glazed window and electric shaver point.



OUTSIDE:

Plots 2 & 3 have 2 car parking spaces to the front and enclosed lawned gardens/patio to the rear. Plots 1 & 4 have attached garages measuring 6.0m x 2.85m with an up and over door, power and light points, together with gardens to both the front and rear with flagged patios. The rear gardens are south-facing.

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.

PRICES:

Plot 1 - £179,950

Plot 2 - £175,000

Plot 3 - £175,000

Plot 4 - £179,950

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.

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.

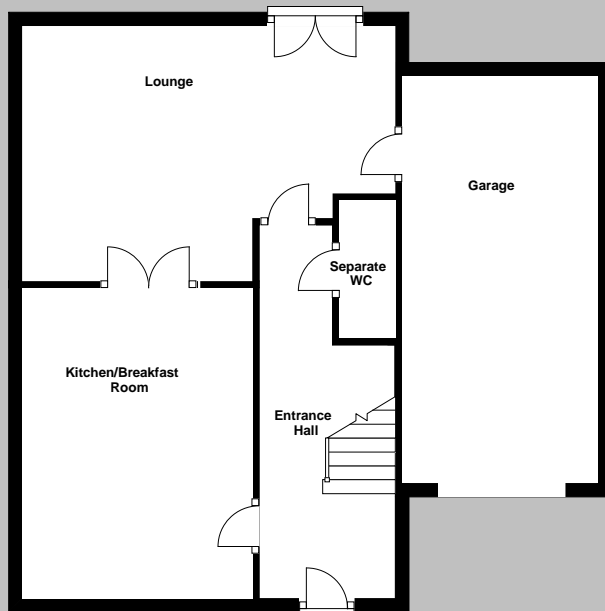
DIRECTIONS:

Leave Huddersfield via New North Road (A629). Proceed through the traffic lights at the junction with Blacker Road onto Edgerton Road which automatically becomes Halifax Road. At the traffic lights by the Cavalry Arms PH continue straight ahead travelling on the main road and after passing the Briar Court on the left take the second left hand turning into Yew Tree Road.

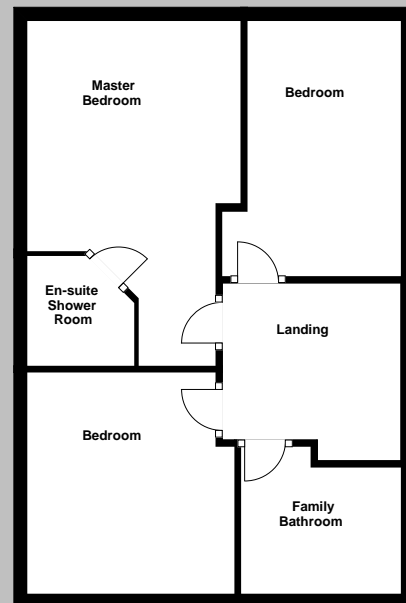
PLEASE NOTE:

All internal photographs of previous developments by Worth Homes (Yorkshire) Ltd.

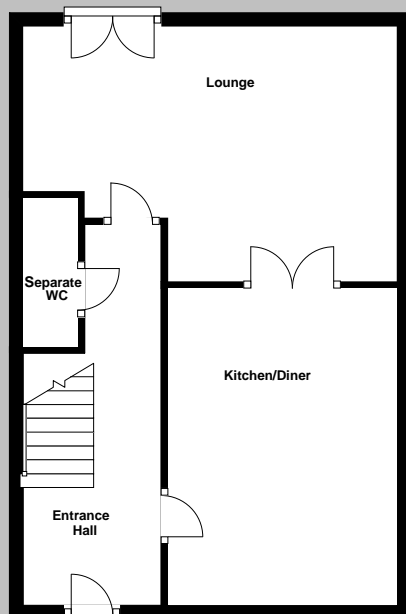




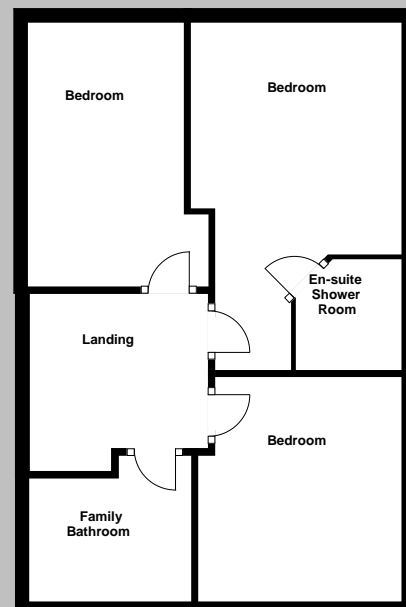
Ground Floor of Plot 1 & Plot 4 (handed)



First Floor of Plot 1 & 4 (handed)



Ground Floor of Plot 2 & Plot 3 (handed)



First Floor of Plot 2 & Plot 3 (handed)

PROPERTY MISDESCRIPTION ACT 1991

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



B330 Ravensworth Digital 08701 125307