

# bramleys



Plot 2  
Field Head  
Shepley  
Huddersfield HD8



Price: £225,000

*Professionalism with Independence*



*This most spacious 3 bedroom semi detached property, constructed by locally renowned Worth Homes (Yorkshire) Ltd is situated in this select cul-de-sac of only 8 properties. Boasting 3 double bedrooms and en-suite facilities to the master bedroom, the property will have gas fired central heating, uPVC double glazing and a range of high quality fixtures and fittings including integrated appliances to the kitchen. Located in the popular and much sought after semi rural village of Shepley, the property 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, fully tiled floor and central heating radiator.

##### Lounge

6m x 3.173m (19'7" x 10'4")

A most spacious reception room peacefully situated to the rear of the property, having a central heating radiator, TV and BT point, uPVC double glazed window and French doors leading out to the rear garden.

##### Breakfast Kitchen

4.6m x 3.850m (15'1" x 12'6")

Having a range of modern wall and base units with complementary working surfaces over, there is a wealth of integrated appliances including 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, fridge freezer and dishwasher. The breakfast kitchen also has a central heating radiator, TV point and uPVC double glazed window.

#### FIRST FLOOR:

##### Landing

##### Master Bedroom

3.911m x 3.312m plus entrance area (12'8" x 10'9" plus entrance area)

Having a central heating radiator, uPVC double glazed window, TV point and an access door to the en-suite.

##### En-suite Shower Room

Being part tiled to the walls, having a 3 piece suite comprising low flush wc, pedestal wash basin, quadrant shower cubicle and chrome ladder style radiator.

##### Bedroom 2

3.824m x 2.613m (12'5" x 8'6")

Having a central heating radiator and uPVC double glazed window.

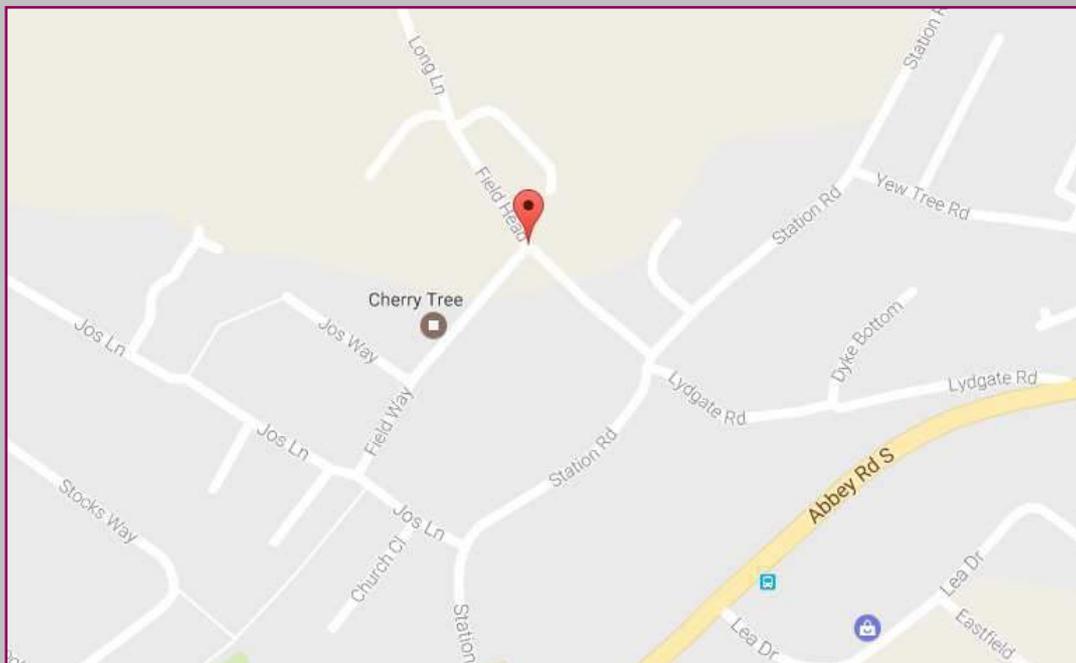
##### Bedroom 3

3.388m x 3.232m (11'1" x 10'6")

Having a central heating radiator and uPVC double glazed window.

##### Bathroom

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

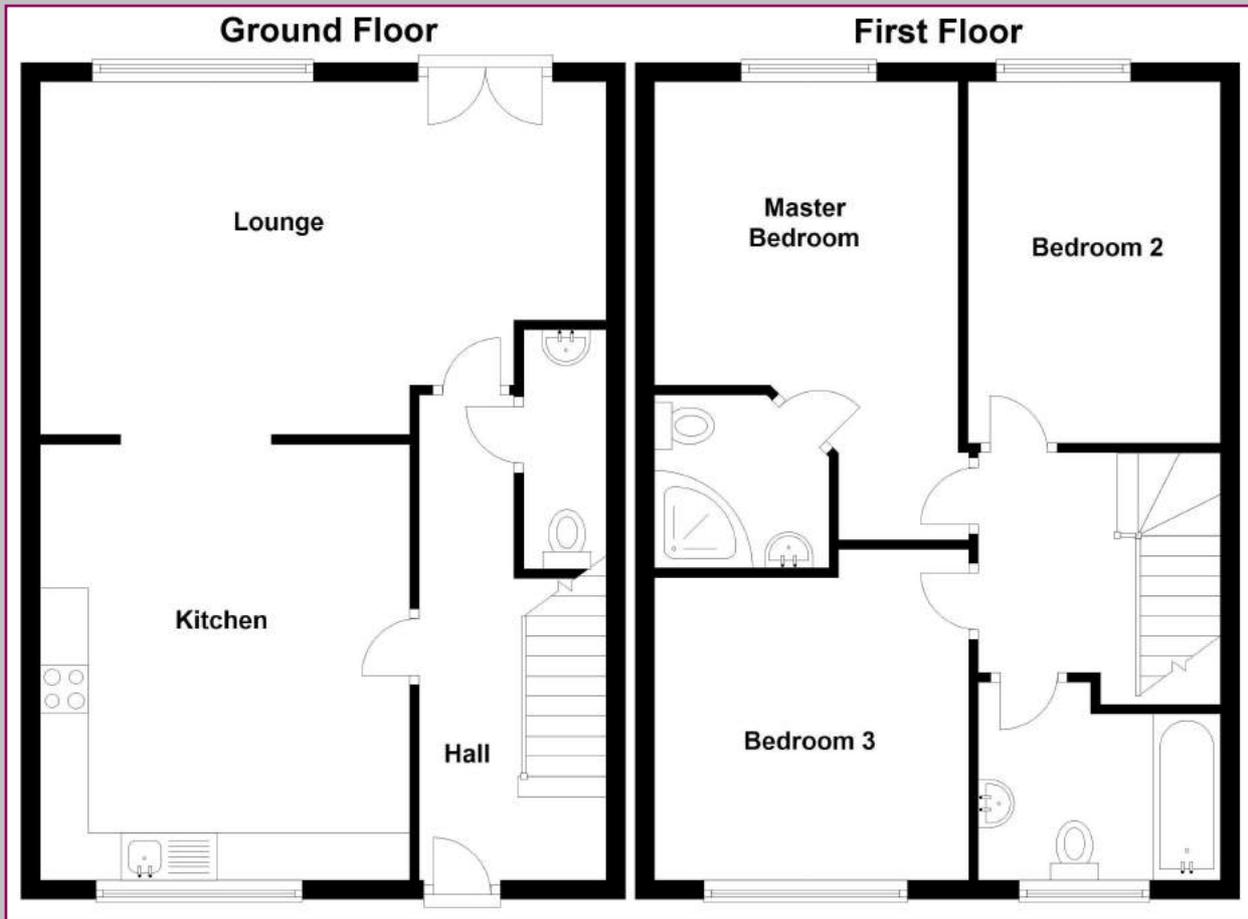
#### ON-LINE CONVEYANCING SERVICE:

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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