

# bramleys



50 Dewsbury Road  
Rastrick  
HD6 3QB

£450,000

*Professionalism with Independence*



12 Victoria Road, Elland, HX5 0PU  
t: 01422 374811

*Bramleys are pleased to offer for sale this executive detached property which occupies a generous plot, with far reaching views to the front and rear. Having been extensively improved by the present vendors, the property now provides spacious five bed roomed accommodation which is perfectly suited to today's family. The property is immaculately presented, with high quality fixtures and fittings throughout. The ground floor comprises: entrance hallway, lounge, dining kitchen, utility, conservatory, three bedrooms and a house wet room. To the first floor there are two further double bedrooms, a landing/dressing area and a particularly impressive family bathroom. Additional features include integral double garaging, electronic gated access with ample off road parking and a superb garden to the rear with uninterrupted views. The property is ideally located for access to all the nearby town centres and is also within 3 miles of access to the m62 motorway.*

The accommodation briefly comprises:-

#### GROUND FLOOR:

Enter the property via a wood effect uPVC external door with inset and side glazed panels into a spacious and attractively presented entrance hall which is fitted with engineered oak flooring. Having a staircase which rises to the first floor level with oak ballasted built in display shelving and two central heating radiators, a door from the entrance gives access into the lounge.

#### Lounge

5.82m max x 4.39m into the bay (19'1" max x 14'5" into the bay)

A beautifully presented reception room which is of generous proportions the focal point of the room being an attractive cast iron living flame coal effect gas fire with marble hearth, having a large wooden effect uPVC walk in bay window to the front which allows views across the surrounding countryside. There are 2 wall light points and a central heating radiator. Double doors from the entrance hall give access to the dining kitchen.



#### Kitchen

6.78m Max x 3.78m (22'3" Max x 12'5")

Beautifully presented the kitchen area being fitted with a contemporary range of matching wall and base units in which incorporate a wine rack with glass fronted display cabinets, granite working surfaces over inset into which is a sink with side drainer and mixer tap. There is space for a range cooker with fitted extractor and space for a dishwasher having part tiling to the walls solid wood flooring inset ceiling spotlights wood effect uPVC window to the rear elevation wood effect uPVC french doors which gives access to the adjoining conservatory and a sliding door gives access into adjoining utility room.



#### Utility

1.32m x 2.54m (4'4" x 8'4")

Is fitted with matching base units with granite working surfaces inset into which is a 1½ base stainless sink unit with side drainer and mixer tap space, built in wine rack, space and plumbing for an automatic washing machine part tiling to the walls a continuation of the solid wood flooring a wood effect uPVC external door giving access to the rear garden and a further door accesses the garage.

#### Conservatory

3.96m x 4.09m (13'0" x 13'5")

A spacious conservatory which is fitted with wood effect uPVC windows and bi folding doors which give access out onto the patio area and the room takes full advantage of the properties lovely rural position. Having solid wood flooring under floor heating and ceiling spot lights there is a loft access point.





### House Wet Room

Fitted with a contemporary suite in white comprising of low flush wc, hand washbasin and spacious walk in shower enclosure. Being fully tiled with a chrome ladder style heated towel rail and sensor spotlight. Having a wooden effect uPVC window to the rear.



### Bedroom 3

2.84m x 3.10m (9'4" x 10'2")

A good sized bedroom having a central heating radiator and a wood effect uPVC window to the rear.



### Bedroom 4

2.46m x 3.94m max into the robes (8'1" x 12'11" max into the robes)

Another good sized bedroom which sits to the rear of the property as such enjoys the superb views. Having a full height fitted wardrobe with mirror front sliding door, central heating radiator and wood effect uPVC window.



### Bedroom 5

3.56m x 2.36m (11'8" x 7'9")

Presently been used as a home gym having wood effect uPVC window to the front and a central heating radiator.



### FIRST FLOOR:

#### Half Landing

Having a door giving access into the master bedroom.

#### Master Bedroom

5.33m x 3.66m (17'6" x 12'0")

A particularly spacious and beautifully presented master bedroom having a comprehensive range of contemporary full height fitted wardrobes. There is a large wood effect uPVC window to the front elevation and allowing for plentiful natural light and offering lovely views. Having inset ceiling spotlights and a period style central heating radiator.





### Full Landing

Presently being used as a dressing area and having built in vanity storage units with fitted working surface over and dressing table area with wall mounted mirror and spotlights. Also having a Velux window and storage within the eaves space. A door from this landing gives access into bedroom 2

### Bedroom 2

5.03m x 3.76m max into the robes (16'6" x 12'4" max into the robes)

A generously proportioned bedroom which is stylishly presented and positioned to the rear of the property taking full advantage of the superb view. Having a wood effect uPVC window to the rear elevation central heating radiator, a comprehensive range of contemporary full height fitted wardrobes and a loft access point.



### House Bathroom

Being over 22 foot in length this particularly spacious and individually designed house bathroom is set to two levels and fitted with a four piece suite comprising vanity hand wash basin low flush wc, free standing bath and large walk in shower enclosure. Having a laminated illuminated display shelving two Velux windows, two central heating radiators, inset ceiling spotlights, LED lighting and oak effect flooring,



### Garage

5.38m x 5.41m (17'8" x 17'9")

Electric operated doors. Power, light and water.

### OUTSIDE:

To the front of the property two sets of electric gates give access to a spacious block paved parking area and the garaging. To the rear of the property there is a generous garden area which enjoys lovely far reaching views.



### COUNCIL TAX BAND:

D

### 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. 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 SERVICES:

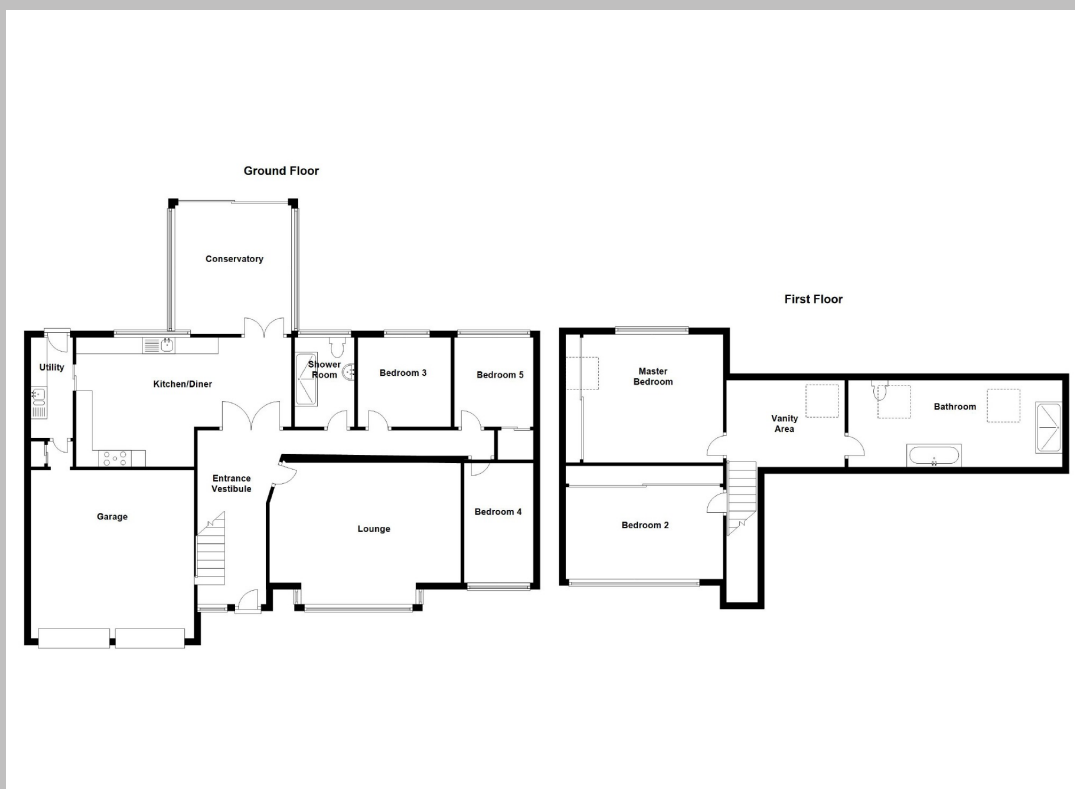
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### DIRECTIONS:

Leave our Elland office travelling down Victoria Road onto Southgate. At the roundabout take the first left hand turning and then turn immediately right onto the B6114 Dewsbury Road. Continue up the hill passing through Upper Edge and as the road then levels out and starts to drop down, the subject property can then be found on the left hand side of the road.







### Energy Performance Certificate

50, Dewsbury Road, BRIGHOUSE, HD6 3QB

Dwelling type: Detached house  
Date of assessment: 18 October 2017  
Date of certificate: 18 October 2017

Reference number: 9351-2848-7908-9593-6731  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 237 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,172
Over 3 years you could save	£ 492

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 333 over 3 years	
Heating	£ 4,176 over 3 years	£ 3,837 over 3 years	
Hot Water	£ 510 over 3 years	£ 510 over 3 years	
<b>Totals</b>	<b>£ 5,172</b>	<b>£ 4,680</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
68	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 363	
2 Low energy lighting for all fixed outlets	£60	£ 132	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

#### 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:

- 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.
- 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 in situ 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 f: 01484 432318  
e: info@bramleys1.co.uk

www.bramleys.com

27 Westgate, Heckmondwike WF16 0HE  
t: 01924 412644 f: 01924 411020  
e: heckmondwike@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF  
t: 01422 260000 f: 01422 260010  
e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU  
t: 01422 374811 f: 01422 378762  
e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF  
t: 01924 495334 f: 01924 499193  
e: mirfield@bramleys1.co.uk