

bramleys



35 Cherry Tree Drive
Greetland
HX4 8HU

£249,999

Professionalism with Independence



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

Offered for sale is this superb detached property situated in the heart of Greetland village. Having been extended to the side and rear and comprehensively upgraded throughout, this is an ideal opportunity for today's family. The property occupies an impressive sized plot, with generous gardens to the rear which attract the sun for the majority of the day. Internally the property boasts a large dining kitchen/family room with integrated appliances and French doors leading out to the gardens. In addition to this on the ground floor there is a spacious lounge, modern house bathroom, home office and utility/garage space (part converted). To the first floor there is a good sized master bedroom with a contemporary range of fitted furniture and adjoining en-suite shower room and two further bedrooms. There is off street parking to the front of the property, with the potential (subject to any necessary planning consents) to create more. Greetland is an extremely popular location with a handful of amenities close to hand, including

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via a contemporary entrance door into the entrance hall which has a central heating radiator, a staircase raising to the first floor level with a useful storage cupboard beneath and access doors into the lounge and house bathroom.

Lounge

5.26m x 3.33m (17'3" x 10'11")

A spacious and well presented reception room having a living flame coal effect gas fire set to a marble back cloth and hearth with timber surround, central heating radiator, uPVC window to the front elevation, ceiling coving and double doors providing access to the kitchen/family room.



Kitchen/diner/family room

3.99m max x 6.40m (13'1" max x 21'0")

A superb open plan family space having uPVC doors which give direct access out on to the superb garden. The kitchen area is fitted with a modern range of matching wall and base units with solid wood working surface over in set into which is a ceramic sink unit with side drainer and mixer tap. There are integrated appliance to include double oven, 5 ring gas hob with fitted extractor and dishwasher. Having part tiling to

the walls, 2 central heating radiator uPVC double glazed windows to the side and rear elevations. High quality wood effect flooring and inset ceiling spotlights. A door from this room gives access into the rear porch. The rear porch has a uPVC window to the side elevation and uPVC external door. A further door gives access into the home office.



Home office

2.77m x 2.57m (9'1" x 8'5")

A good sized room which has a cupboard housing the central heating boiler, central heating radiator and a uPVC window to the rear elevation. A door from this room gives access into the utility/ former garage space.

Utility/Garage

2.41m x 2.92m (7'11" x 9'7")

Being fitted with working surface and base units. Having plumbing and space for an automatic washing machine and space for a tumble dryer. Also having power and light and an up and over garage door to the front.

House bathroom

Being usefully located to the ground floor level this is a modern house bathroom being fitted with a 3 piece suite in white comprising of low flush WC with concealed cistern and hand wash basin both are set to a fitted vanity storage unit with fitted working surface. A Panelled bath with

thermostatic shower over and fixed glass screen, the walls and floor are fully tiled. There is a chrome ladder style heated towel rail, uPVC window to the side elevation and having under floor heating.



FIRST FLOOR:

Landing

Having a useful storage cupboard, loft access point and a uPVC double glazed window to the side elevation.

Master bedroom

3.28m x 3.20m (10'9" x 10'6")

A well presented master bedroom which is positioned to the front of the property having a contemporary range of fitted furniture to include full height wardrobes with both shelving and hanging space. Fitted bedside cabinets and chest of drawers/dressing table. Also having a central heating radiator, uPVC double glazed window to the front elevation and a door accessing the adjoining suite.



Ensuite

Is fitted with a 3 piece contemporary suite in white comprising low flush WC, hand wash basin and shower cubicle with thermostatic shower. Having part tiling to the walls, central heating

radiator, uPVC double glazed window to the front elevation and extractor.



Bedroom 2

3.61m x 2.67m (11'10" x 8'9")

A good sized 2nd bedroom being of double proportions and having a uPVC double glazed window to the rear elevation looking out over the rear garden and a central heating radiator.



Bedroom 3

2.62m x 2.39m (8'7" x 7'10")

Once again positioned to the rear of the property and having a uPVC double glazed window to the rear elevation and a central heating radiator.



OUTSIDE

To the front of the property there is a tarmac driveway which allows for off road parking for 1 vehicle. To the side of the driveway there is a lawned garden which has the potential subject to any necessary building and planning consent to create further off road parking. To the rear of the property there is a particularly sizable, recently landscaped garden which has a large Indian stone patio, good sized level lawn with shrub and tree borders and a decked sitting area. The rear garden attractive the sun for the majority of the day. To each side of the property there are further garden areas which provide useful storage areas for bins etc.



NOTE:

Please note this property is being sold by a member of Bramleys staff.



COUNCIL TAX BAND:

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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:

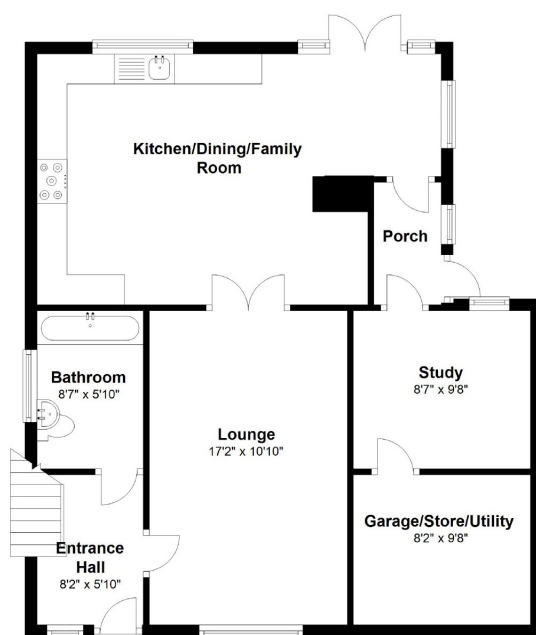
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

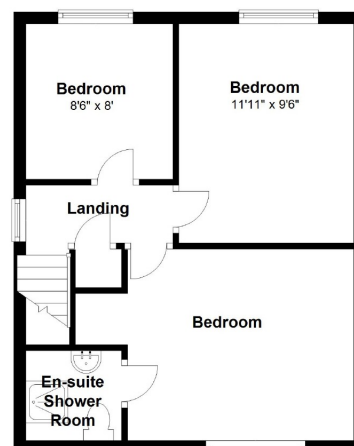
Leave our Elland office travelling up Victoria Road bearing right on the bend as the road becomes Jepson Lane and in turn Long Wall. At the junction bear left onto Saddleworth Road and immediately right onto Rochdale Road. At the traffic lights in West Vale continue straight ahead and up Rochdale Road into the village of Greetland. At the top of the hill, just prior to the convenience store, turn right onto Ashfield Road turning right onto Cherry Tree Drive where the subject property can be found to the right hand side clearly identified by the Bramleys For Sale board.



Ground Floor



First Floor



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