

bramleys

For Sale

CRAGAVON
142 HUDDERSFIELD ROAD
BRIGHOUSE
HD6 3RT

RESIDENTIAL SALES

£600,000



- **PROMINANTLY POSITIONED, 5 BEDROOM DETACHED**
- **EXTENDED FROM ITS ORIGINAL FORM**
- **STYLISH MODERN FITTED DINING KITCHEN**
- **MASTER BEDROOM WITH ENSUITE AND BALCONY TO THE REAR**
- **IN EXCESS OF 1,600 SQFT OF ACCOMMODATION**
- **DRIVEWAY AND GARAGE PROVIDE AMPLE OFF ROAD PARKING**



EARLY VIEWING ESSENTIAL

With accommodation spanning in excess of 1,600 sqft, this imposing stone built 5 bedroom detached residence occupies a commanding position in this sought after location. Having been extended from its original form, the property enjoys a wealth of features including high ceilings, ceiling coving and a balustrade staircase with wall panelling. In addition there are modern and stylish conveniences throughout including a high gloss dining kitchen with integrated appliances and French doors which give access to the rear garden and a master bedroom with en suite and balcony. Externally there is a single garage and driveway which provides off road parking and an enclosed garden to the rear which is ideal for the young family. Being equidistant to both Huddersfield and Halifax town centres, along with access to the M62 motorway network and the centre of Brighouse which provides a range of amenities, including a railway station. Energy

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

Having 2 uPVC double glazed windows, a central heating radiator, understairs storage cupboard. A staircase with wall panelling rises to the first floor.

Lounge

4.04m x 4.04m (13'3" x 13'3")

The main focal point of the room is a contemporary log effect fire recessed into the wall. There is a uPVC double glazed window to the front elevation, ceiling coving and a central heating radiator.



Sitting Room

4.27m x 3.76m (14'0" x 12'4")

Enjoying a pleasant aspect overlooking the garden via a uPVC double glazed bay window. There is a central heating radiator, ceiling coving and a contemporary log effect fire set within a complementary marble effect surround.

Dining Kitchen

3.25m min. / 4.60m max. x 6.07m (10'8" min. / 15'1" max. x 19'11")

Creating the central hub of the home, this stylish modern dining kitchen space has uPVC double glazed French doors which provide access to the rear garden. Being fitted with a range of wall,

drawer and base units finished in a handleless gloss design with granite working surface, central island with undermounted sink and side drainer, matching upstands and tiled splashbacks. Integrated appliances include a fridge freezer, dishwasher, 2 electric eyelevel ovens and a 5 ring induction hob with overhead extractor hood. There are dual aspect uPVC double glazed windows, 2 vertical radiators and access to the utility room.



Utility Room

2.24m x 1.12m (7'4" x 3'8")

With a uPVC double glazed window to the side elevation, central heating radiator and plumbing for an automatic washing machine.

Cloakroom/WC

Furnished with a low flush WC, vanity sink with cupboard beneath and mono bloc mixer tap. There are twin uPVC double glazed windows to the side elevation, heated towel rail, a ceramic tiled floor and complementary tiled walls.

FIRST FLOOR:

Landing

A split level landing which gives access to the bedroom accommodation.

Master Bedroom

3.58m max. x 4.39m (11'9" max. x 14'5")

This spacious bedroom boasts a set of patio doors which lead out to a superb paved balcony/patio area with wrought iron balcony surround. The bedroom is fitted with a central heating radiator and has access to the en suite.



En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity sink with cupboard beneath and a double shower cubicle. There is a fully tiled floor, tiled splashbacks, inset ceiling spotlights and a heated towel rail.



Bedroom 2

4.09m x 4.06m (13'5" x 13'4")

Having a semi-circle uPVC double glazed bay window, vertical central heating radiator, inset ceiling spotlights and ceiling coving.



Bedroom 3

4.04m x 4.29m (13'3" x 14'1")

Positioned to the rear of the property and overlooking the garden, this bedroom has a uPVC double glazed window and central heating radiator. A staircase gives access to the loft room.



Bedroom 4



Bedroom 4

4.42m max. x 3.68m max. /2.18m min. (14'6" max. x 12'1" max. / 7'2" min.)

This double bedroom has a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 5

2.26m x 2.97m (7'5" x 9'9")

With fitted cupboards providing shelving and storage space. There is also a uPVC double glazed window to the front elevation and central heating radiator.

Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, vanity sink with drawer storage space, free standing bath and a shower cubicle with concertina screen and rainwater shower head with additional hose attachment. There is a uPVC double glazed window to the rear elevation, heated towel rail and fully tiled walls and floor.



SECOND FLOOR:

Loft Room

4.04m x 2.34m (13'3" x 7'8")

Enjoying far reaching views via 2 Velux windows. This room provides a versatile space, having a central heating radiator and currently used as an occasional bedroom.

OUTSIDE:

To the front of the property a sweeping tarmac driveway provides off road parking for multiple vehicles and gives access to the garage. Being framed with raised flowerbeds and mature shrubs. To the rear there is a paved patio area which gives access to a stunning garden which is mainly laid to lawn with mature shrub borders and is enclosed by timber fencing. There is also a timber summerhouse.



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 01422 374811. 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.

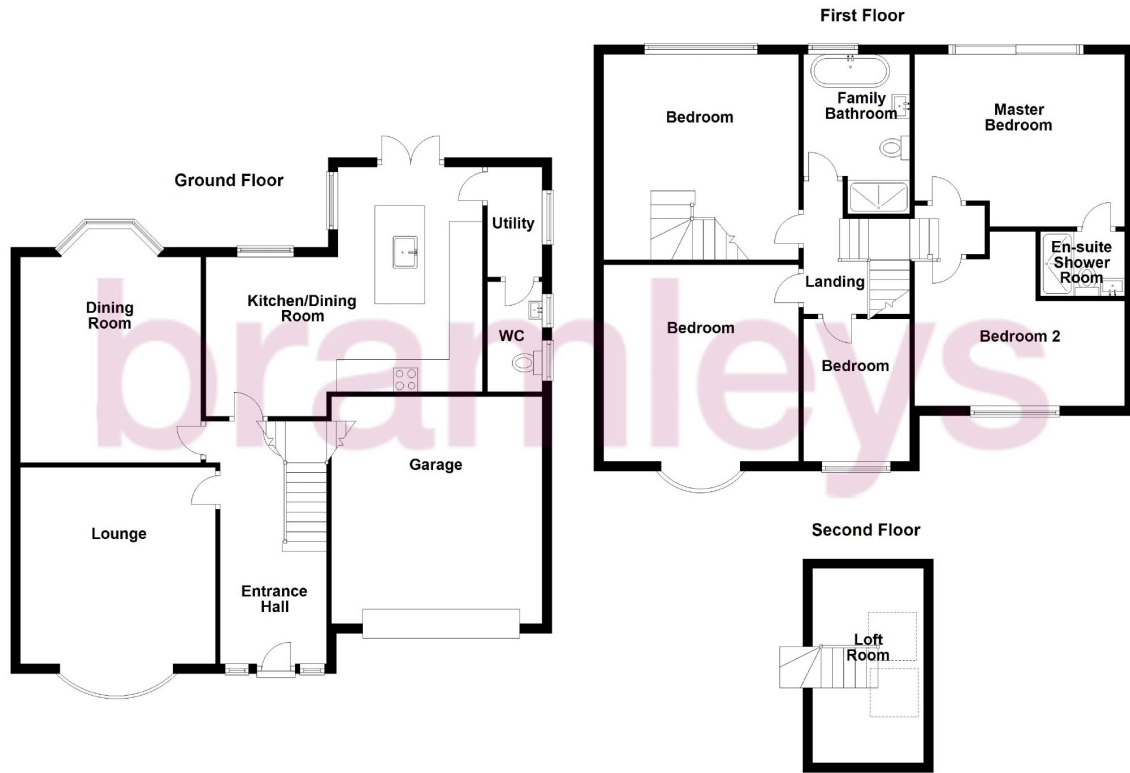
ON-LINE CONVEYANCING SERVICES:

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 Elland via Southgate heading on to Dewsbury Road (B6114), continue on to Clough Lane passing through the villages of Fixby, on to Fixby Road. At Bradley Bar roundabout take the left hand turning into Bradford Road (A641) which then becomes Huddersfield Road. The property can be found on the left hand side just before Lyndhurst Grove Road, clearly identified by a Bramleys for sale board.





Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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:

- 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

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