

bramleys



9a Haigh House Hill
Lindley Moor
Huddersfield
HD3 3SZ

£189,950

Professionalism with Independence



14 St Georges Square, Huddersfield, HD1 1JF
t: 01484 530361

Enjoying spectacular far reaching views and situated in one of Huddersfield's premier locations is this deceptively spacious 2 bedroomed Grade II listed cottage property. Having been extended from its original form, it now offers in excess of 1,000 sqft of accommodation arranged over 2 levels including 3 reception rooms and kitchen to the ground floor, 2 bedrooms, dressing area and bathroom to the first floor and further useful loft room. It provides a wealth of charm and character with such features as exposed beams and exposed stone work. The property would make an ideal purchase for the professional couple or those looking to downsize from a larger style property. Seldom do properties of this nature appear on the market and an early internal inspection is highly recommended to appreciate the accommodation on offer. Energy rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via solid wood and glazed external door into:-

Entrance Hall

Having solid wood flooring and gives access into:-

Lounge

5.03m x 3.43m (16'6" x 11'3")

This well proportioned reception room has a feature exposed brick fireplace which houses a flueless gas fire, exposed beams, solid wood flooring, central heating radiator, sealed unit double glazed windows to the front elevation and 3 wall mounted light points.



Sitting Room

3.51m x 3.45m (11'6" x 11'4")

Having a pitched ceiling with exposed beams, sealed unit double glazed stone mullion windows, ceiling spotlights and 2 central heating radiators, one of which has a latticed cover in the form of a window seat.



Kitchen

3.71m x 2.59m (12'2" x 8'6")

Comprising a range of wall and base units with working surfaces over, integrated appliances including fridge freezer, automatic washing machine, dishwasher, 4 ring gas hob with over head extractor and a double electric oven housed within a feature exposed brick chimney breast. There are ceiling spotlights, sealed unit double glazed windows, part tiled walls, tiled worktops and tiled floor. There are also exposed beams and has open access into:-



Dining Room

3.56m x 2.64m (11'8" x 8'8")

Located to the rear of the property, having solid wood flooring, period style central heating radiator, double glazed window and under-stairs storage cupboard.



FIRST FLOOR:

Landing

Having a double glazed window to the rear elevation and a central heating radiator.

Bedroom 1

3.96m x 2.69m (13'0" x 8'10")

Located to the front of the property, having a walk-in wardrobe with wall mounted Worcester boiler, central heating radiator and a sealed unit double glazed window.



Bedroom 2

3.43m x 2.57m (11'3" x 8'5")

Housing a vanity unit wash hand basin, central heating radiator and a sealed unit double glazed window with folding shutters.



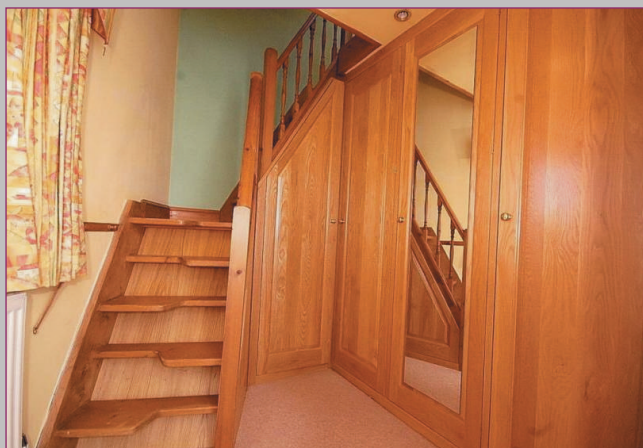
Bathroom

Furnished with a period style 3 piece white suite incorporating a Burlington WC, matching Burlington wash hand basin, under unit shelving, L-shaped panelled bath with glass shower screen, Burlington mixer tap and thermostatic mixer shower with over sized rain water shower head. There are ceiling spotlights, oak flooring, Velux window, part tiled walls, part timber panelling to the walls, built-in corner cupboard and a central heating towel rail/ radiator.



Dressing Area

Being fitted with a bank of bespoke fitted solid oak wardrobes, ceiling spotlights, central heating radiator, double glazed window and a space saver staircase which leads to the loft room.



SECOND FLOOR:

Loft Room

7.19m x 2.36m restricted roof height (23'7" x 7'9" restricted roof height)

Used by the current vendor as storage space, having further under-eaves storage, Velux window, central heating radiator and ceiling spotlights.

OUTSIDE:

To the front of the property there is a low maintenance gravelled area and off road parking.

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. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

RELATED SALE DISCOUNT:

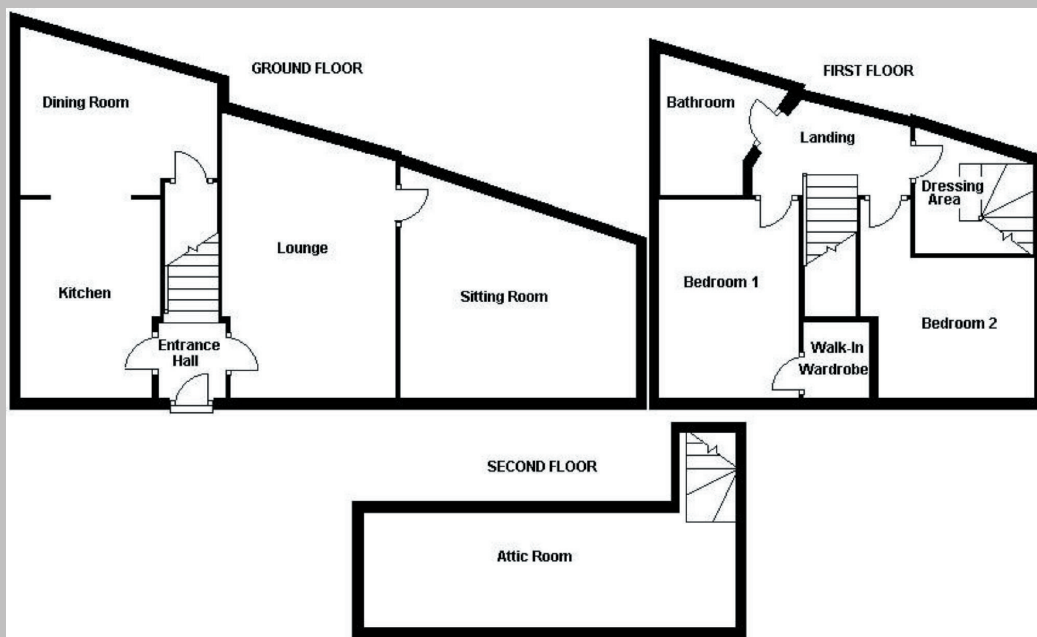
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 Huddersfield via Trinity Street (A640), at Gledholt roundabout go straight ahead into Westbourne Road which then becomes New Hey Road. At the next roundabout continue straight ahead, shortly after passing the Merrie England take a right hand turning into Crosland Road. At the junction with Cowrakes Road go straight ahead until its conclusion, at the next junction turn left into Lindley Moor Road and then first right into Haigh House Hill where the property can be found on the left hand side identified by a Bramleys for sale board.



Energy Performance Certificate

9a, Haigh House Hill
HUDDERSFIELD
HD3 3SZ

Dwelling type: Semi-detached house
Date of assessment: 27 October 2009
Date of certificate: 28 October 2009
Reference number: 2638-5962-6240-6691-2070
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 m²



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

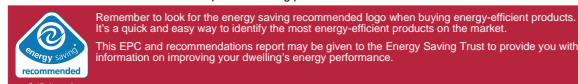
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

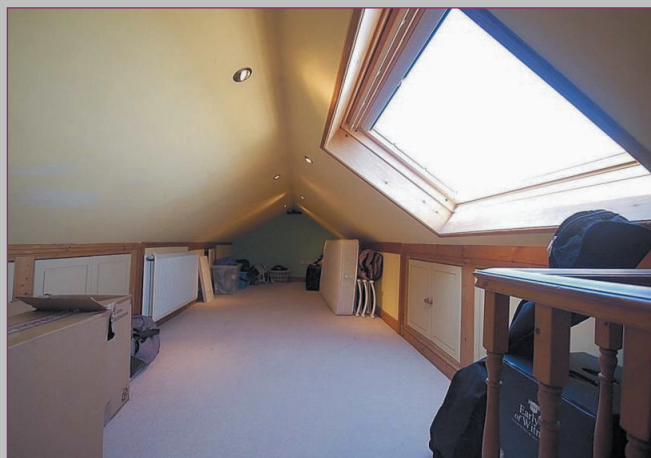
	Current	Potential
Energy use	320 kWh/m ² per year	312 kWh/m ² per year
Carbon dioxide emissions	5.2 tonnes per year	5.0 tonnes per year
Lighting	£95 per year	£48 per year
Heating	£758 per year	£767 per year
Hot water	£100 per year	£100 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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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



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