





# Professionalism with Independence

*This most appealing 5/6 bedroom detached Victorian residence, dating back to the late 19<sup>th</sup> century and is set in mature grounds. Accessed via electrically operated gates, a tree lined driveway meanders to the rear of The Knowle. This most spacious property has accommodation arranged over 3 floors extending to approximately 4,000 sqft of living accommodation. Displaying features one would normally expect from a property of this era, such as exquisite tiled floors, oak panelling and ornate plaster work. Boasting 4 reception rooms and spacious breakfast kitchen, the property has 4 formal bedrooms to the first floor, with additional second floor rooms which provide flexibility of accommodation to incorporate bedroom 5, games room/gymnasium and 2 large storage rooms. Another quirky feature of the property is a spiral staircase which leads to a roof top access. Most daily requirements can be satisfied in the shopping area of Kirkheaton and access can be gained to the M62 at J.25 and to the M1 at J.38, allowing access to the major trading centres of South and West Yorkshire. (Leeds 16 miles, Wakefield 12 miles, Sheffield 28 miles, Manchester 42 miles)*

## GROUND FLOOR:

Enter the property through a wood and glazed external door into:-

### Entrance Porch

Having a traditional tiled floor and glazed roof. Double doors with glazed panels give access into:-

### Entrance Hall

Having a tiled floor, wood panelling and a feature fireplace with stone surround and hearth with brick backdrop. There is also ceiling coving, a period radiator and a solid oak staircase which rises to the half landing and has a continuation of the wood panelling.

### Sitting Room

4.29m x 6.12m (14'1" x 20'1")

Having sash windows to 2 elevations, deep skirting boards and ceiling coving. The focal point of this room is a fireplace which has a solid wood surround, wood burning stove and stone hearth. The windows to the front elevation overlook the front garden which is tiered and provides a degree of privacy.



### Dining Room

4.09m x 5.23m (13'5" x 17'2")

This light and sunny room has sash windows to 2 elevations, along with a further glazed and wood door which gives access to an outside seating area. The room has deep skirting boards, ceiling coving and a fireplace which houses a gas wall fire with decorative wood surround and tiled hearth and backdrop.



### Study

3.71m x 4.52m max. (12'2" x 14'10" max.)

This well proportioned room has the benefit of having a large sash bay window overlooking the front garden and provides plenty of natural light. This room has oak panelled walls, 2 alcove cupboards, Parquet floor and a feature fireplace with solid fuel fire and lime washed wood surround.



### Cloakroom

Having a continuation of the traditional tiled floor from the entrance hall. This room has been furnished with a low level radiator, 2 sash windows, pedestal wash basin and access to the WC.

### WC

Fitted with a low flush WC, tiled floor and sash window.

## Rear Lobby

Having access from the main entrance hall, a continuation of the tiled floor and gives access to the pantry and lower ground floor cellars.

## Pantry

1.80m x 3.25m (5'11" x 10'8")

This useful store room has glazed cupboards with space for a fridge freezer, central heating radiator and sash window.

## Breakfast Room

4.09m x 4.50m (13'5" x 14'9")

This spacious room alcove cupboards, feature stone fireplace with wood burning stove and decorative surround. There is a uPVC sash window to the side and rear elevation and open access into the dining kitchen.



## Dining Kitchen

4.39m x 4.72m (14'5" x 15'6")

Being fitted with a comprehensive range of painted oak base units with larger cupboards and overhead units, complementary working surface over and double sink with granite side drainer. There are integrated appliances including dishwasher, AEG oven with warmer drawer under and AEG combination microwave. To the centre island there is an AEG induction hob and De Dietrich extractor fan. This light and airy room has 2 Velux windows, period radiator, a bank of uPVC double glazed windows to the side elevation overlooking the side garden and field beyond. There are also patio doors which lead out to an outside seating area and a solid wood door gives access to the rear parking area.



## LOWER GROUND FLOOR:

### Vaulted Cellar

4.06m x 2.34m (13'4" x 7'8")

### Cellar Room 1

3.79m x 4.57m (12'5" x 15'0")

Housing the automatic washing machine and boiler, along with an original stone sink, 2 sash windows and access to the coal store.

### Coal Store

### Cellar Room 2

4.29m x 2.13m max. (14'1" x 7'0" max.)

## FIRST FLOOR:

### Half Landing

Having a feature window and period radiator beneath.

### Landing

Having an ascending staircase to the second floor, central heating radiator and useful storage cupboards.

## Bedroom 1

4.60m x 4.34m (15'1" x 14'3")

Having sash windows to the front and side elevation, a central heating radiator, ceiling coving, deep skirting boards and pedestal wash basin.



## Bedroom 2

4.37m x 3.66m (14'4" x 12'0")

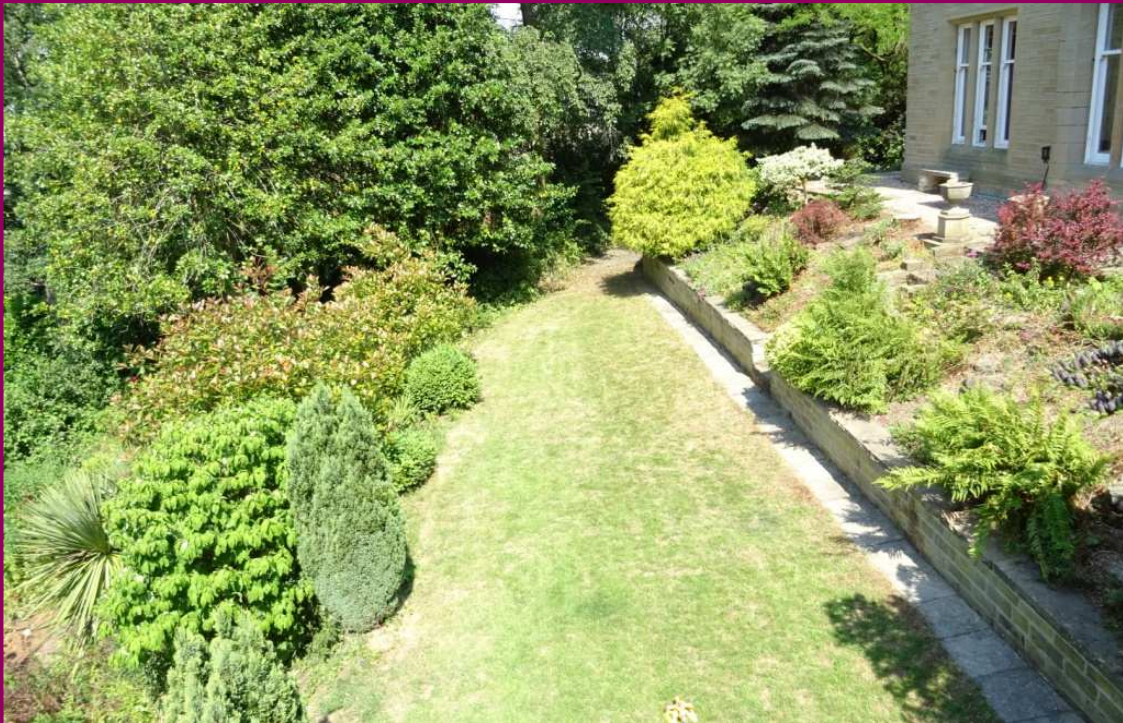
This room has 2 sash windows, a central heating radiator and a pedestal wash hand basin with tiled splash back and mirror above.













### Bedroom 3

4.01m x 5.31m (13'2" x 17'5")

Having sash windows to the front and side elevation, as well as deep skirting boards, ceiling coving, pedestal wash basin and a fireplace with tiled backdrop and hearth with wooden surround and space for a fire.

### Bedroom 4

3.73m x 4.65m (12'3" x 15'3")

Having sash windows, a central heating radiator, pedestal wash basin with granite splashback and mirror over and a feature fireplace with tiled backdrop, hearth and timber surround. There are deep skirting boards, ceiling coving and a fitted wardrobe with mirror front.

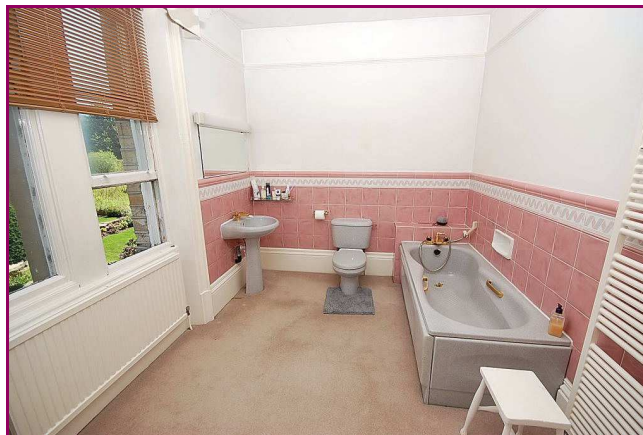


### Shower Room

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin, shower cubicle, part tiled walls, sash window and a central heating radiator.

### Bathroom

Furnished with a 3 piece coloured suite incorporating low flush WC, pedestal wash basin and panelled bath with shower attachment. The walls are partially tiled, there is a central heating radiator, sash windows and electric heated towel rail.



### SECOND FLOOR:

#### Landing

Having a door giving access to an observatory turret.

#### Bedroom 5

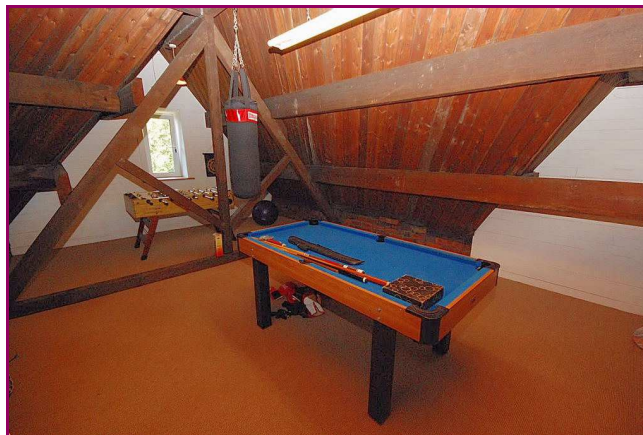
3.91m x 4.12m (12'10" x 13'6")

Having sash windows and electric night storage heater. There are also exposed beams.

#### Bedroom 6/Games Room

4.24m max. x 7.98m (13'11" max. x 26'2")

This room is at present being used as a games room and has exposed beams, stone work and a uPVC double glazed window to the front elevation.



### Occasional Room 1

3.10m x 4.37m (10'2" x 14'4")

Having an electric storage heater.

### Occasional Room 2

3.79m max. x 4.67m max. (12'5" max. x 15'4" max.)

### OUTSIDE:

A sweeping electric gated driveway gives access to the property. Having formal gardens leading up to the front of the property, there is a predominantly lawned area with stone steps which give access to the first tiered lawned area with mature shrubs to the boundary and rockery. The side garden has a seating area which is accessed from the kitchen and dining room, having a stone flagged area, stone balustrade and graveled area. A further set of stone steps lead down to a lawned area with patio seating area, mature trees and shrub borders.

### COUNCIL TAX BAND:

G

### 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.**

### 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) passing through the traffic lights at Aspley. Continue along the main road, passing through the traffic lights at Moldgreen, Dalton and at the traffic lights in Waterloo keep in the right hand lane, turning left into Waterloo Road. At the mini roundabout turn right into School Lane and follow it up as it becomes St Marys Lane. After passing Orchard Road and the bus shelter on the right hand side, the road bears to the left and at the apex of the bend turn right into The Knowle.

Energy Performance Certificate

8, Knowle Road, Kirkheaton, HUDDERSFIELD, HD5 0DW

Dwelling type: Detached house

Date of assessment: 04 July 2018

Date of certificate: 04 July 2018

Reference number: 8309-3045-3929-3107-3383

Type of assessment: RdSAP, existing dwelling

Total floor area: 342 m²

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:

£ 14,322

Over 3 years you could save

£ 8,949

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 585 over 3 years	£ 453 over 3 years	
Heating	£ 13,032 over 3 years	£ 4,527 over 3 years	
Hot Water	£ 705 over 3 years	£ 393 over 3 years	
Totals	£ 14,322	£ 5,373	<div>You could save £ 8,949 over 3 years</div>

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

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.

Very energy efficient - lower rating costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-10) G

Not energy efficient - higher rating costs

Current

Potential

78

34

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 270
2 Room-in-roof insulation	£1,500 - £2,700	£ 2,265
3 Internal or external wall insulation	£4,000 - £14,000	£ 3,186

See page 3 for a full list of recommendations for this property.

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.

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 insitu 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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