

bramleys



Gledhill House
Whitley Willows
Lepton
HD8 0GD

Price: £950,000

**** Part Exchange Considered ****

Professionalism with Independence



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Gledhill House is an energy efficient, newly built, large, five bedroomed family home within a gated development situated in the middle of the Huddersfield countryside. It offers an open plan dining kitchen (32'0" x 20'0") with bi-fold doors to the patio and garden, a fabulous lounge (20'0" x 19'9") with bi-fold doors to the patio and spacious snug (21'0" x 10'0"), together with 5 double bedrooms to the first floor, three en suites, family bathroom and two second floor attic rooms. Externally to the front there is gated access which leads to the driveway and double garage and to the rear there is an enclosed lawned garden with seating area. The exceptionally spacious home is currently under construction and will offer a discerning purchaser a rare opportunity to purchase a new high-quality home with a large garden, where they can choose the fixtures and fittings (terms & conditions apply). The developer has installed highly energy efficient ground source heat pump technology which provides all hot water and heating throughout the year. (Access to Leeds 25 mins, Sheffield 30 mins, Huddersfield 15 mins & Wakefield 20 mins)

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a timber external door set into a barn style archway with glazing to either side.

Entrance Hall

This impressive hallway sets the scene in terms of style and size for the home, doors give access to:-

Cloakroom/WC

Fitted with a low flush WC and wash hand basin.

Storage Cupboard

Housing the heat pump and cylinder.

Lounge

6.10m x 6.02m (20'0" x 19'9")

This generous and impressive lounge has a wonderful view over the rear garden and has bi-fold doors leading out to the patio/seating area. It has provision for a fireplace and the size of the room lends it to various layouts, dependent on the buyer's lifestyle. There is a glazed door linking this room to the dining kitchen giving a wonderful flow through space.

Snug

6.40m x 3.12m (21'0" max. x 10'3")

Another generously sized room which could be utilised for a variety of purposes subject to the buyers requirements.

Dining Kitchen

9.86m x 6.10m (32'4" max. x 20'0")

This magnificent L-shaped room has two banks of bi-folding doors providing views over the gardens, and which can be opened up to bring the garden and outdoors into the house. The proposed kitchen is a generous L-shaped designed with island unit, but the layout can be changed (subject to agreement). Within the allowance, the buyer can choose the finishes to suit their style and lifestyle. There is an ample room for a formal dining area and a separate seating area.

Utility Room

2.64m x 2.36m (8'8" x 7'9")

Accessed from the dining area, this is fully fitted and has a doorway to the garage.

FIRST FLOOR:

Landing

There are two store cupboards on the landing, one of which houses the hot water storage tank linked to the heat pump system.

Master Suite

6.40m x 3.66m (21'0" x 12'0" max.)

The master bedroom suite is a large space with high ceilings and alcoves to the windows, resulting in an interesting and restful space with ample space for a separate sitting area. It has windows to the front and rear, access into the dressing area and spacious en suite.

Dressing Area

En suite Bathroom

Furnished with a low flush WC, wash hand basin, bath and separate shower cubicle.

Bedroom 2

3.84m x 3.35m (12'7" x 11'0")

Being of a very generous double size and benefitting from a large walk-in wardrobe space and en-suite shower room. There are windows overlooking the rear garden and patio area.

En suite Shower Room

Furnished with a low flush WC, wash hand basin and shower cubicle.

Bedroom 3

4.11m x 3.12m (13'6" x 10'3")

A generous double bedroom with windows overlooking the front of the property and door accessing the en suite.

En suite Shower Room

Furnished with a low flush WC, wash hand basin and shower cubicle.

Bedroom 4

3.71m x 2.87m (12'2" x 9'5")

A good sized double bedroom with room for wardrobes, overlooking the front of the property.

Bedroom 5

3.07m x 2.87m (10'1" x 9'5")

A good sized double bedroom with room for wardrobes, overlooking the front of the property.

Family Bathroom

Located adjacent to bedrooms 4 and 5. Furnished with a 4 piece suite comprising low flush WC, wash hand basin, free standing bath and large shower cubicle.

SECOND FLOOR:

Landing

Having doors accessing a storage room and 2 further attic rooms. Both of the attic rooms have a number of possible uses; teenagers den, hobby room, play room or storage.

Attic Room 1

Attic Room 2

OUTSIDE:

To the front there is a block paved driveway which in turn gives access to the double garage. The rear garden incorporates a patio seating area, lawn, outside water tap, external power point and is enclosed by timber and stone walling.

Garage

A double garage with electronic up and over doors and an internal access door to the utility room.

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, John Savage is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact John Savage on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

RELATED SALE DISCOUNT:

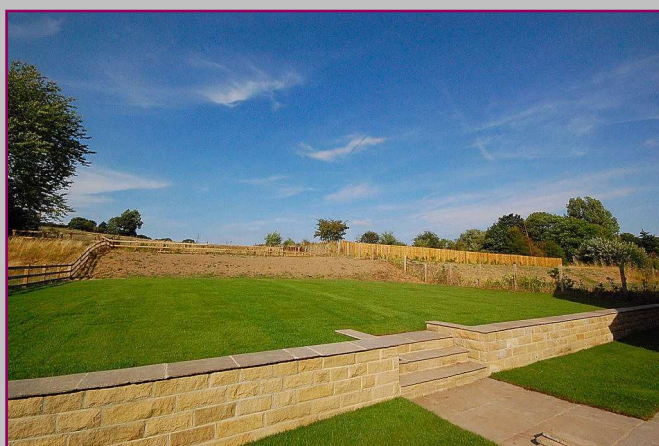
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo keep in the left hand lane travelling through the lights into Wakefield Road. Proceed on the main road, travelling straight ahead at the roundabout and take the immediate left hand turning into Chimney Lane. Follow this road which leads into Lucy Lane and at the cross roads proceed straight ahead into Addle Croft Lane. Turn left into Whitley Willows, follow the road to the right and as the road opens up to the centre green, the property can be found on the left.



GLEDHILL HOUSE SPECIFICATION:

Energy Efficiency

- High efficiency geothermal ground source heat pump heating system.
- Fully zoned underfloor heating system.
- High quality pressurised hot water system.
- Energy Performance Certificates to be issued upon completion.

EXTERIOR DETAIL

Elevational Treatment

- Natural, regular coursed stone walling.
- Ashlar surrounds to doors and windows.
- Natural slate roofs.
- Attractive lights to front, side and rear doors.

External Doors

- High quality factory finished timber doors with glazed vision panel.

Windows

- High quality factory finished windows.
- Roof windows where applicable.

Garage

- A double integrated garage with direct access into the house.
- Garage doors to be automated.

External Finishing Touches

- Car parking on block paved drive.
- Automatic sliding gate with manual override.
- Planting areas to front.
- Drystone walling, natural stone walling to the perimeters (see proposals).
- Turfed rear garden with retaining wall to create levelled area.
- Stone pathways as shown on drawings with gravel margins to junctions with building.
- Patio area to the rear of the property.
- Outside tap to the property.
- External power point.

INTERIOR DETAILS:

Kitchen

- Subject to build stage, kitchen allowance for a bespoke, well appointed kitchen and utility from a wide choice of high quality units, appliances, tiles and granite worktops.
- Kitchen area to be fitted with downlights.

Utility

- Plumbing and drainage for a washing machine.
- Ventilation for a tumble dryer.
- Sink with drainer.
- Subject to build stage, choice of units, worktops and tiling.

Bathrooms

- Subject to build stage, Sanitaryware allowance will allow the buyer to choose from a wide choice of quality fixtures and fittings.
- Layouts as shown on drawings.
- Subject to build stage, tile allowance for choice of wall tiling and splashbacks.
- WC's fitted with wash hand basins with tile splashbacks and low level WC.
- Thermostatic showers with high quality enclosures and low level shower trays.
- Bathrooms and WC's to be fitted with down lights.
- All bathrooms and en-suites to be fitted with shaver socket and power light for mirror.

Internal Doors

- Attractive oak internal doors with a choice of ironmongery.

Flooring

- Subject to build stage, choice of flooring to hall, kitchen, WC, family bathroom and en-suites.

FINISHING TOUCHES:

Internal Finishes

- Feature staircase with oak strings, hand rail and balustrades.
- Architraves and skirting boards with plinth block details finished in white gloss.
- Internal walls to be finished with three coats of warm cream emulsion paint with ceilings to be painted in classic white emulsion.

Electrical

- TV points installed to lounge, snug, kitchen and all bedrooms.
- Telephone point to central location to allow wireless connection throughout the house.
- WIFI router to ground floor with connection at first floor for WIFI booster.
- A suitable number of sockets to each room.
- Living area, ground floor hall and bedrooms to be fitted with pendants.
- Kitchen, bathrooms and WC to be fitted with downlights.
- Power and light to the garage.
- Outlets and switches to be white.
- Energy efficient light fittings throughout.

General Structure

- Solid beam and block floors to ground and first floors.

Security

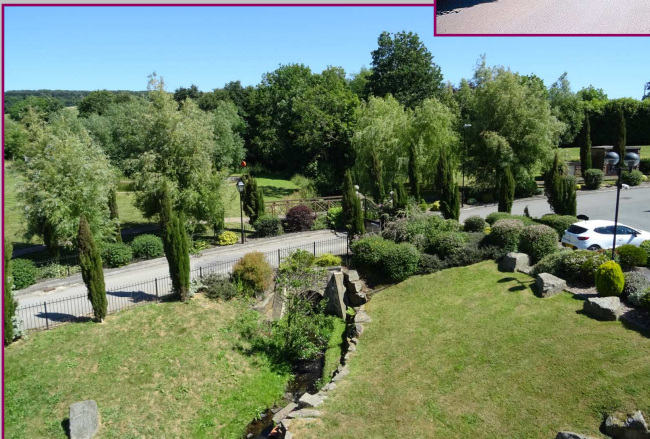
- Intruder alarms installed by NSI Gold Approved contractor, with key pad at two main entrances and first floor for night setting.
- PIR movement detectors covering all external doors.
- Smoke, heat and carbon monoxide detectors installed in accordance with Building Regulations.
- External doors to have multi-lock system.
- Window locks fitted to all windows (except escape windows).

Guarantees

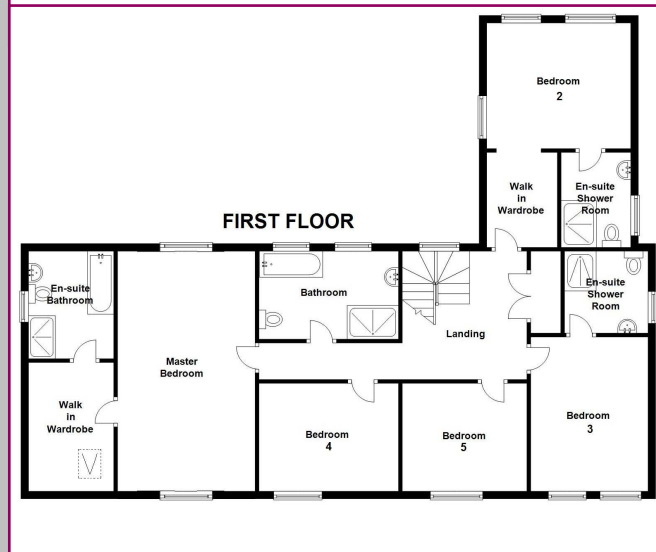
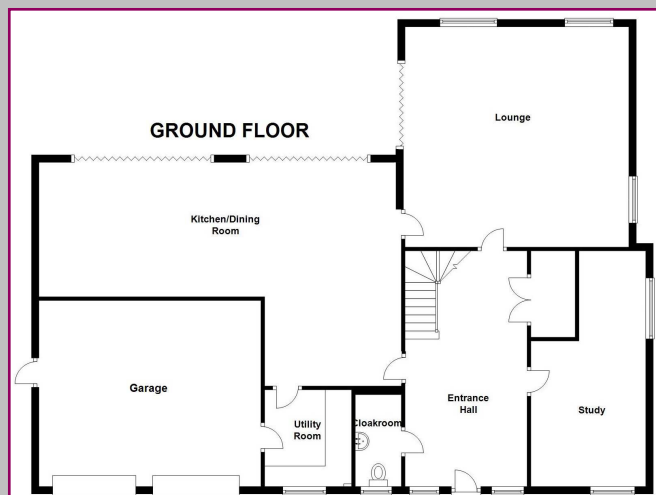
- Architects Certificate.
- Building work to be undertaken under the Federation of Master Builders Contract.

Additional Packages

- Subject to build stage, finishes can be tailored to suit purchasers' requirements before installation.
- Alterations may be subject to price alteration.



PLEASE NOTE: Internal photos used are for illustration purposes only.



PROPERTY MISDESCRIPTION ACT 1991

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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:

1. 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.
2. 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



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