

# bramleys





## Professionalism with Independence

*This stunning 4 bedroomed detached property is situated on a generous plot in this highly sought after residential cul-de-sac. Stunningly presented and boasting en-suite facilities to each bedroom, the property has the distinct advantage of providing 2 ground floor bedrooms combined with spacious living accommodation and a magnificent breakfast kitchen. Situated approximately half a mile from junction 24 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. With a wooded outlook to the rear, the property has a gas fired central heating system, uPVC double glazing, 6 camera CCTV system, security alarm and security lighting, Sky points to the principal rooms and attached double garaging with electrically operated doors. Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home. Energy Rating: C*

The accommodation briefly comprises:-

### GROUND FLOOR:

#### Entrance Hall

Timber entrance door with leaded and stained glass windows gives access to the main entrance hall which has wooden flooring, ceiling coving and an access door to the cloakroom/WC.

#### Cloakroom/WC

Being half tiled to the walls and having a 2 piece suite comprising a low flush toilet and vanity wash basin with cupboards beneath. There is a chrome ladder style radiator and the flooring from the hallway extends into the cloakroom. There is a further access door to a built in understair store cupboard.

#### Dining Room

4.75m x 2.84m (15'7" x 9'4")

This most spacious dining room is situated to the front of the property and has a central heating radiator, ceiling coving, uPVC double glazed window and wood flooring. The dining area is open plan to the living room.



#### Living Room

7.65m x 3.58m (min.) 4.09m (max.) (25'1" x 11'9" (min.) 13'5" (max.))

This most spacious family living space having a magnificent open grate fire with gas and pebble effect with marble surround and limestone hearth and mantle. There are 2 central heating radiators, 2 wall light points, ceiling coving, uPVC double glazed French doors to the front and also to the rear which lead directly into the conservatory.



#### Conservatory

3.81m x 3.81m (12'6" x 12'6")

This most spacious conservatory is situated to the rear of the property with peaceful wooded aspect. There is wood flooring, a central heating radiator, uPVC double glazed windows to 3 sides and French doors leading directly onto the rear patio.



#### Breakfast Kitchen

4.72m x 4.50m (15'6" x 14'9")

Having a range of matching modern floor and wall units with granite working surfaces. With a range of integrated Neff appliances including 5 ring gas hob with overhead extractor fan and light, split level double oven and grill, integral dishwasher and space for an American style fridge freezer. There is full tiling to the floor, a corner breakfast bar with granite surface, inset Frankie 1 ½ bowl sink unit with mixer taps and granite drainer, low level warm air heating, a central heating radiator, a uPVC double glazed window and sunken low voltage lighting.





## Utility

1.93m x 1.35m (6'4" x 4'5")

Having a range of matching floor and wall units with laminated working surfaces, there is full tiling to the floor, a central heating radiator, plumbing for an automatic washing machine, inset stainless steel sink unit with mixer taps and side drainer and a uPVC double glazed window.

## Bedroom 1

4.65m x 2.84m (including robes) (15'3" x 9'4" (including robes))

Having fitted 4 door wardrobes with hanging and shelving facilities, there is a central heating radiator and uPVC double glazed window. An access door leads to the en-suite bathroom.



## En-suite Bathroom

Being fully tiled to both the floor and walls and having underfloor heating, there is a 4 piece suite comprising a low flush toilet, vanity wash basin with cupboards beneath, deep sunk panelled bath with mixer taps and corner fully tiled shower cubicle with Grohe shower. There is sunken LED lighting, a chrome ladder style radiator and a uPVC double glazed window. There is a further access door to the second bedroom.



## Bedroom 2

4.67m x 3.05m (excluding entrance area) (15'4" x 10'0" (excluding entrance area))

Entrance area measures 6'3" x 4'0".

Most spacious double room having fitted 4 door wardrobes with hanging and shelving facilities, centre knee-hole dressing table with drawer units and cupboards to either side and pelmet low voltage lighting above. There is a central heating radiator and a uPVC double glazed window.



## FIRST FLOOR:

### Galleried Landing

Staircase rises by the half-landing to the first floor galleried landing which has 2 large Velux windows, a central heating radiator and eaves storage.



### Master Bedroom Suite

7.70m (max.) x 3.35m (25'3" (max.) x 11'0")

Measurements include the bedroom itself which has 6 Velux windows with additional floor area beneath, there is a central heating radiator and eaves storage cupboards. There is an entrance area which incorporates large 4 door wardrobes with hanging and shelving facilities, there is a central heating radiator and an access door to the en-suite bathroom.













# Professionalism with Independence

## En-suite Bathroom

Being fully tiled to both the floor and walls and having underfloor heating. There is a 3 piece suite comprising low flush toilet, panelled shower bath with overhead Grohe shower and wash bowl set onto a stand with cupboards beneath and chrome mixer tap. There is a chrome ladder style radiator and 2 Velux windows.



## Bedroom 3

3.66m x 4.27m (max,) (12'0" x 14'0" (max,))  
(Partially restricted roof height).

Having 6 Velux windows, there is a central heating radiator, additional eaves storage and an access door to the en-suite shower room.



## En-suite Shower Room

Being fully tiled to both the floor and walls and having a 3 piece white suite comprising low flush toilet, vanity wash basin with cupboards beneath and fully tiled shower cubicle. There is a chrome ladder style radiator, electric shaver point and uPVC double glazed window.



## OUTSIDE:

The property has twin stone pillared entrance with coach lights on each pillar. There is video intercom access to the electric gates which open up to the large block paved driveway and parking apron with parking for 6/8 vehicles. There are lawned gardens to either side of the driveway, surrounding flowerbeds and a feature wall. There is outside security lighting and a water tap. The driveway leads to the attached double garage which has electrically operated doors. The rear gardens have exterior lighting and a power point. There is a full width Yorkshire stone flagged patio with adjacent shaped lawns being fully enclosed by timber fencing and mature hedging, there is additional soft fruit beds and vegetable gardens and a useful garden shed for storage.



## Double Garage

6.10m x 5.87m (max. measurements) (20'0" x 19'3" (max. measurements))  
Having power and light points, there is an access door to the boiler room and also further access door to the separate cloakroom/WC.

## Cloakroom/WC

Being fully tiled to both the floor and walls and having a 2 piece suite comprising low flush toilet and hand wash basin. There is a further access door into the rear gardens.

## COUNCIL TAX BAND:

E

## 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.

## VIEWINGS:

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:

Travel out from Huddersfield on New North Road to the traffic lights at Edgerton. Pass straight through the traffic lights which automatically becomes Edgerton Road, proceeding along the main road to the traffic lights at Birchcliffe. At these lights take the right hand turning into Birkby Road, where Inglewood Avenue will be found after a short distance on your right hand side. On entering the cul-de-sac the property will be found on your left hand side.



## Energy Performance Certificate



7, Inglewood Avenue, HUDDERSFIELD, HD2 2DS

Dwelling type: Detached house  
Date of assessment: 16 April 2019  
Date of certificate: 16 April 2019  
Reference number: 0045-2896-6249-9691-1355  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 185 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: £ 3,855

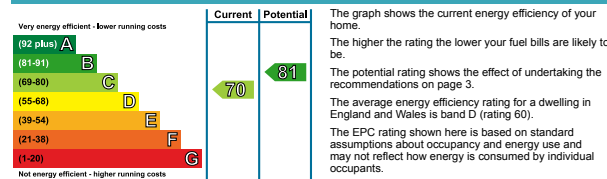
Over 3 years you could save £ 627

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 543 over 3 years	£ 297 over 3 years	You could save £ 627 over 3 years
Heating	£ 2,904 over 3 years	£ 2,673 over 3 years	
Hot Water	£ 408 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 3,855</b>	<b>£ 3,228</b>	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 273
2 Low energy lighting for all fixed outlets	£75	£ 216
3 Solar water heating	£4,000 - £6,000	£ 138

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

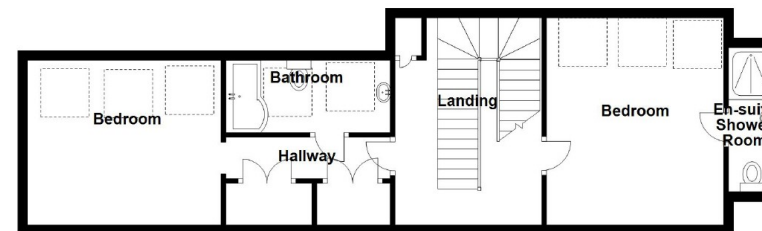
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Ground Floor



First Floor



## 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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