

# bramleys

# For Sale

**4 ABBEY GARDENS  
SHEPLEY  
HUDDERSFIELD  
HD8 8FT**

**RESIDENTIAL SALES**

**£635,000**



- **IMPRESSIVE 4 BEDROOM DETACHED HOUSE**
- **HIGH QUALITY KITCHEN AND UTILITY**
- **MASTER SUITE WITH DRESSING AREA AND EN SUITE**
- **4 PIECE FAMILY BATHROOM**
- **OFF ROAD PARKING AND DOUBLE GARAGE**
- **ACCESSED VIA ELECTRIC GATES**



*Located on a select gated development of executive homes is this 4 double bed roomed contemporary stone built house with stone roof tiles and double glazed windows. The property has been finished to a high specification including a wealth of Siemens integrated appliances, oak internal doors and staircase, under floor heating to the ground floor, Quartz working surfaces, electric garage doors and CAT5 E cabling. This modern family home has plentiful space for a family, countryside walks on the doorstep, is within walking distance of Shepley train station, has readily available access to well renowned local schools making this a most ideal family home. Positioned handily for the M1 motorway network, this property is located ideally for access to Sheffield, Manchester, Wakefield and Huddersfield making commuting possible. To truly appreciate the position and quality of this property a viewing is highly recommended. Energy Rating: B*

**The accommodation briefly comprises:-**

**GROUND FLOOR:**

Enter the property through an external door into:-

**Entrance Vestibule**

Having floor to ceiling double glazed windows to 2 elevations and access into the entrance hall.

**Entrance Hall**

With ascending staircase, inset ceiling spotlights, a tiled floor, useful under stairs storage cupboard and a ¾ length picture window with views at the half landing.

**Living Kitchen**

5.92m x 6.65m (19'5" x 21'10")

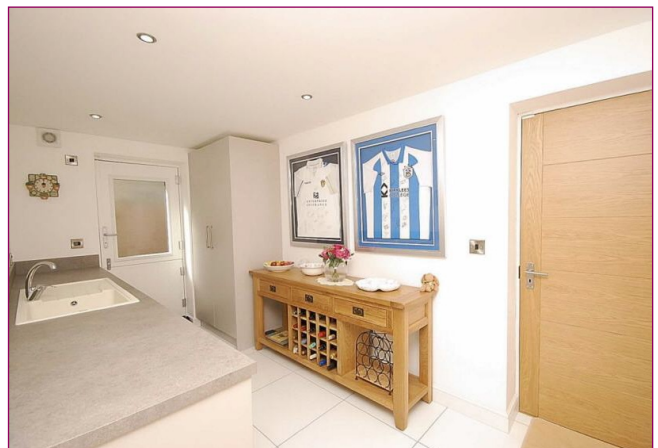
This well proportioned living kitchen has a comprehensive range of modern wall and base units by K.C Design Kitchens. There are a wealth of integrated Siemens appliances including a dishwasher, fridge freezer, double oven, extractor fan and 4 ring induction hob. The kitchen also has a 1¾ inset sink, complementary granite working surfaces with upstands, ceiling spotlights throughout, tiled floor, patio doors leading to the rear garden and 2 further side windows.



**Utility Room**

2.13m x 4.52m (7'0" x 14'10")

This well proportioned utility room has a stable door leading to the side of the property and base units with complementary working surface over, sink with drainer and mixer taps, space for an automatic washing machine and tumble dryer. There is also a floor to ceiling storage cupboard, inset ceiling spotlights, continuation of tiled flooring from the kitchen and a door which gives access to the double integral garage.



**Double Garage**

5.99m x 5.99m (19'8" x 19'8")

This well proportioned garage houses the central heating boiler, provides useful storage space and is accessed via two single electric up and over doors.



### Cloakroom/WC

Furnished with a 2 piece white suite incorporating concealed cistern WC, wall hung sink unit with a oak shelf and tiled floor. There are inset ceiling spotlights and an extractor fan.

### Lounge

4.39m x 6.45m (14'5" x 21'2")

This spacious reception room has double glazed windows to both the front and rear elevations. The focal point of the room is a wood burning stove with stone hearth and mantel. There are also ceiling spotlights throughout.



### FIRST FLOOR:

#### Landing

Having double glazed windows to both the front and rear elevations, a central heating radiator and useful loft access point.

### Bedroom 2

4.42m x 3.58m (14'6" x 11'9")

Having double glazed windows and a central heating radiator.



### Bedroom 3

4.42m x 3.53m (14'6" x 11'7")

Having a central heating radiator and double glazed windows.



### Bedroom 4

2.79m x 4.19m (9'2" x 13'9")

At present this room is used as an office, however has proportions for a double bedroom. There is a central heating radiator and double glazed window with views towards Emley Moor Mast.



### Family Bathroom

This well proportioned bathroom is furnished with a 4 piece white suite incorporating concealed cistern WC, vanity sink unit, panelled bath and double shower cubicle with ceiling head and further hand-held shower attachment. There are ceiling spotlights, a fully tiled floor, part tiled walls, electric heated towel rail, oak storage shelf and double glazed window.



### Master Bedroom

3.30m x 5.26m (10'10" x 17'3")

This superb master bedroom has double glazed windows with views over surrounding countryside, 2 central heating radiators and access into the dressing room.



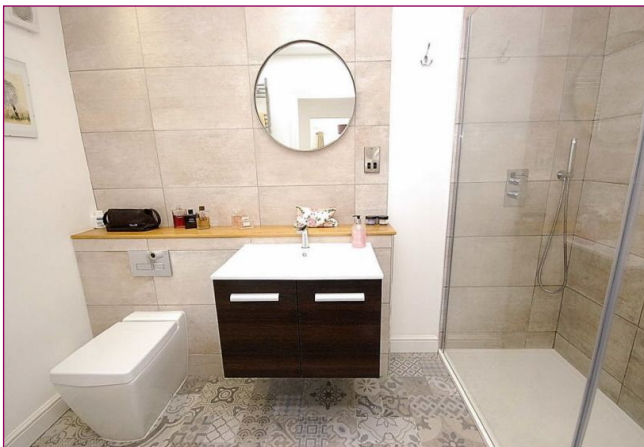
### Dressing Room

3.00m x 1.78m (9'10" x 5'10")

Giving access into the en suite. There are ceiling spotlights and fitted wardrobes with sliding doors.

### En Suite Shower Room

Furnished with a 3 piece white suite incorporating concealed cistern WC, vanity sink unit and double shower cubicle. The walls are partially tiled, the floor is fully tiled, there is a double glazed window, ceiling spotlights, extractor fan and an electric heated towel rail.



### OUTSIDE:

A communal driveway with electric gates gives access to No.4 which has a gated driveway and is pebbled. The driveway provides off road parking and leads up to the double garage. There are gardens to the side and rear of the property which have matured over recent years and are enclosed by boundary walling and fencing. The gardens consist of lawn and patio seating areas and can be accessed via the living kitchen or utility room.



### COUNCIL TAX BAND:

F

### 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:

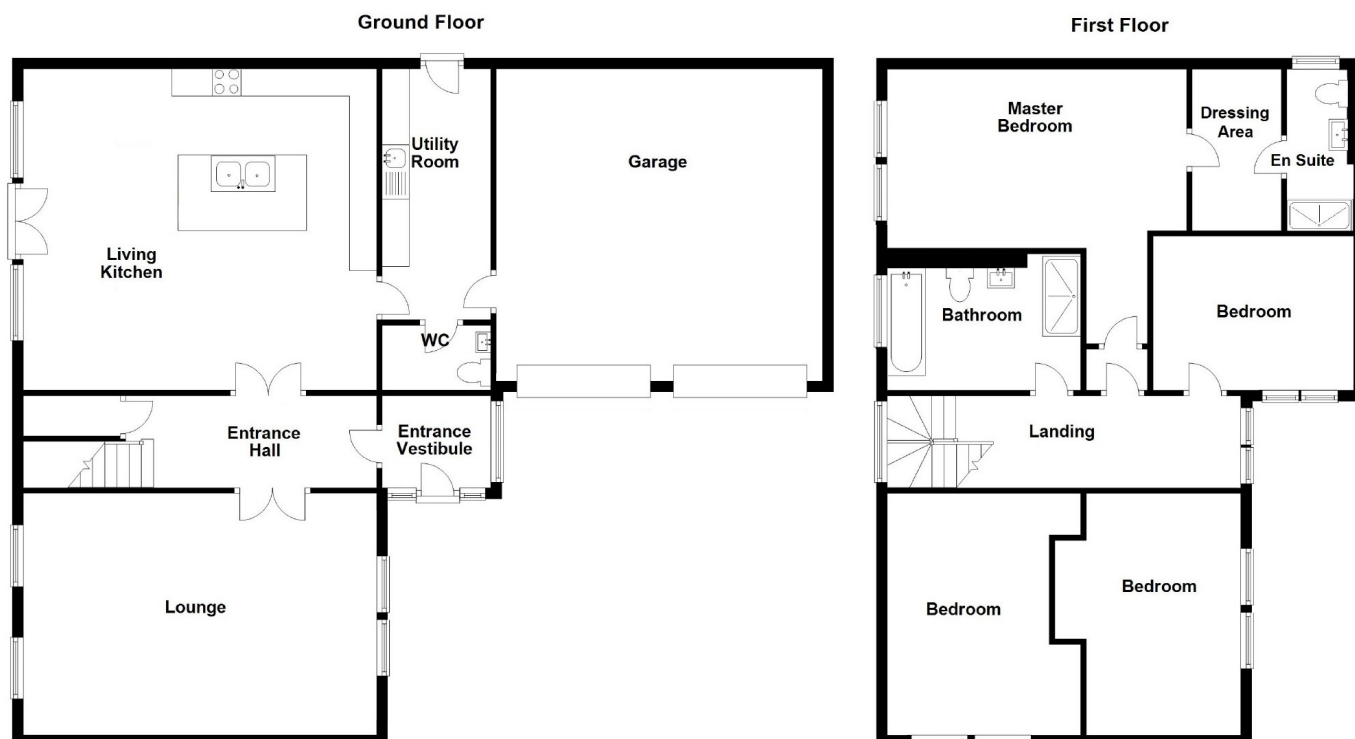
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### DIRECTIONS:

Leave Huddersfield on the A629 Wakefield Road and pass through the traffic lights at Aspley, Moldgreen and Dalton and at the Waterloo traffic lights bear right onto Penistone Road. Continue along this road passing through Highburton and Kirkburton and upon entering the village of Shepley take a right hand turning into Abbey Gardens. Proceed to the electric gates and the property is located on the left hand side.







### Energy Performance Certificate

**4, Abbey Gardens, Shepley, HUDDERSFIELD, HD8 8FT**

Dwelling type: Detached house  
Date of assessment: 01 July 2016  
Date of certificate: 01 July 2016

Reference number: 0941-3859-7436-9706-8525  
Type of assessment: SAP, new dwelling  
Total floor area: 193 m<sup>2</sup>

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:	£ 2,130
Over 3 years you could save	£ 147

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	<p>You could save £ 147 over 3 years</p>
Heating	£ 1,497 over 3 years	£ 1,506 over 3 years	
Hot Water	£ 360 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,130</b>	<b>£ 1,983</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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
86	92

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.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 147
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 762

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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 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

14 St Georges Square, Huddersfield HD1 1JF  
t: 01484 530361 | e: info@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF  
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU  
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF  
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE  
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk