

bramleys

For Sale

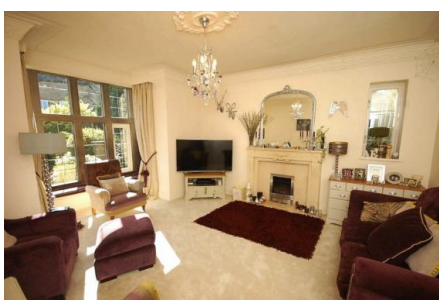
**1 WEST AVENUE
DAISY LEA LANE
LINDLEY
HUDDERSFIELD**

RESIDENTIAL SALES

£750,000



- **IMPRESSIVE 4 BEDROOM FAMILY HOME**
- **2 RECEPTION ROOMS**
- **SUPERB OPEN PLAN BREAKFAST KITCHEN WITH DINING AREA**
- **DRIVEWAY AND GARAGE**
- **WELL PRESENTED THROUGHOUT**
- **HIGHLY SOUGHT AFTER LOCATION**



Situated on a peaceful cul-de-sac off Daisy Lea Lane, is this superb pre-war stone built 4 bedroomed detached property. Located on a generous corner plot, the property exudes quality throughout and has a magnificent extended breakfast kitchen, 2 sumptuous reception rooms and en suite facilities to both the master and guest suites. The vibrant area of Lindley is within a short walking distance and junction 24 of the M62 can be accessed within a 5 minute drive, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. Only by a personal inspection can one truly appreciate the size, quality and outstanding position of this beautiful family home. Energy Rating: F

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Porch

Having a quarry tiled floor and central heating radiator. The entrance porch leads to the built-in cloaks cupboard.

Entrance Hall

A timber and glazed entrance door leads to the main entrance hall which has a central heating radiator, picture rail and ceiling coving.

Living Room

5.26m to bay / 4.19m min x 4.27m (17'3" to bay / 13'9" min x 14'0")

Having a gas and coal effect living flame fire set onto a marble hearth and back cloth with ornate Adams style fire surround and mantel, ornate ceiling coving and centre ceiling rose, central heating radiator, sealed unit double glazed window to the side, stone mullioned leaded and double glazed windows to the front bay.



Dining Room

4.22m x 3.94m (13'10" x 12'11")

Having magnificent stone mullioned double glazed windows to the front, ornate ceiling coving and centre ceiling rose, central heating radiator, gas and coal effect living flame fire set onto a marble effect hearth and back cloth with fire surround and mantel.



Breakfast Kitchen

7.57m max x 5.13m max (24'10" max x 16'10" max)

Having a range of matching floor and wall units, concealed lighting to the wall units, mixture of laminated and wood block working surfaces, range of integrated appliances including 5 ring gas Range with double oven and grill, overhead extractor fan and light, integral dishwasher, 1½ bowl sink unit with mixer taps and side drainer, sunken LED lighting, 2 central heating radiators, oak flooring throughout and to the breakfast area is a sealed unit double glazed bay window with French doors leading directly onto the side terrace.



Breakfast Kitchen/Dining Area



Side Entrance Vestibule

Having ceramic tiled flooring, central heating radiator and giving access to the:-

Cloakroom/wc

Being half tiled to the walls and having a 2 piece suite comprising low flush toilet and hand wash basin. There is a central heating radiator and sealed unit double glazed window.

Utility Room

2.24m x 1.17m (7'4" x 3'10")

Having base units, inset stainless steel sink unit with mixer taps, plumbing for automatic washing machine and sealed unit double glazed window.

FIRST FLOOR:

Galleried Landing

A staircase rises via the half landing which has a magnificent stone mullioned window with leaded and stained glass panels and returns to the first floor galleried landing which has a central heating radiator, built-in robes and cupboards.



Master Bedroom

5.33m to bay / 4.27m min x 4.27m (17'6" to bay / 14'0" min x 14'0")

A most spacious master bedroom having magnificent stone mullioned double glazed windows with window seat, range of fitted furniture including 7 door robes providing hanging and shelving facilities, adjacent drawer units with cupboards above and pelmet lighting, 2 central heating radiators, heavy ceiling coving and centre ceiling rose.



En Suite/Family Bathroom

3.18m x 2.59m (10'5" x 8'6")

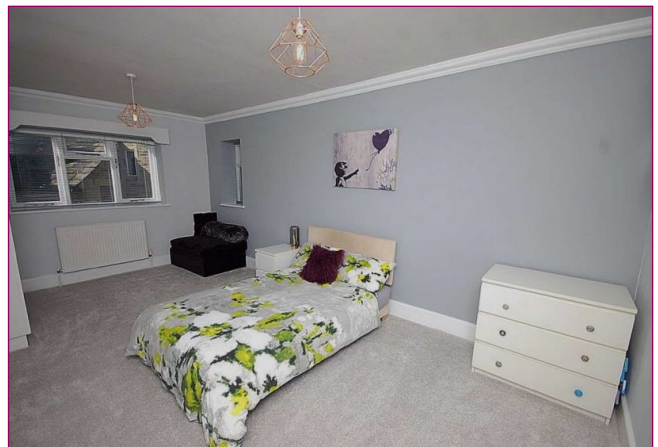
Being part tiled to the walls and having a fully tiled floor. There is a 4 piece suite comprising low flush toilet, glass vanity wash bowl with cupboards and drawer units beneath, corner panelled bath with mixer taps and shower attachment and a fully tiled corner shower cubicle with rainwater shower head and additional hose. There is also a chrome heated towel rail, separate central heating radiator, sealed unit double glazed windows and low voltage lighting.



Guest Suite

5.64m x 3.23m (18'6" x 10'7")

A most spacious double bedroom having double glazed windows to both sides and rear, central heating radiators, a range of 3 door fitted robes providing hanging and shelving facilities and overhead store cupboards.



En Suite Shower Room

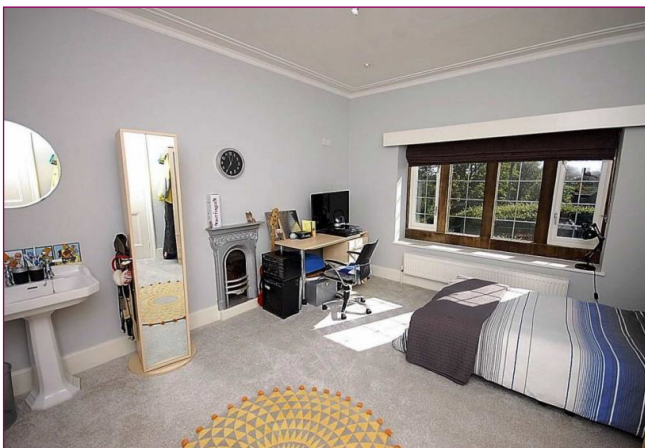
Having a fully tiled floor. There is a 3 piece suite comprising low flush toilet, vanity wash basin with cupboards beneath, mixer taps and vanity mirror above and a fully tiled corner shower cubicle. There is also a central heating radiator, sunken low voltage lighting and sealed unit double glazed window.



Bedroom 3

4.22m x 3.96m (13'10" x 13'0")

A spacious double bedroom having superb mullioned double glazed windows to the front, 2 central heating radiators, cast iron Victorian style fireplace and sunken LED lighting.



Bedroom 4

2.79m x 2.97m (9'2" x 9'9")

Having a sealed unit double glazed window, central heating radiator and built-in eaves storage cupboard.

OUTSIDE:

To the front of the property are well maintained gardens having a variety of lawns, bushes and flowerbeds, feature stone archway and Yorkshire stone flagged surround. To the side of the property is a tarmac driveway with parking for 4/5 vehicles and leading to the integral single garage. There is a further patio and seating area to the fourth side.



Integral Garage

6.10m x 3.28m (20'0" x 10'9")

Being of larger proportions than a standard single garage. Having double doors giving access to the garage. There is also an internal access door to the breakfast kitchen.

COUNCIL TAX BAND:

G

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:

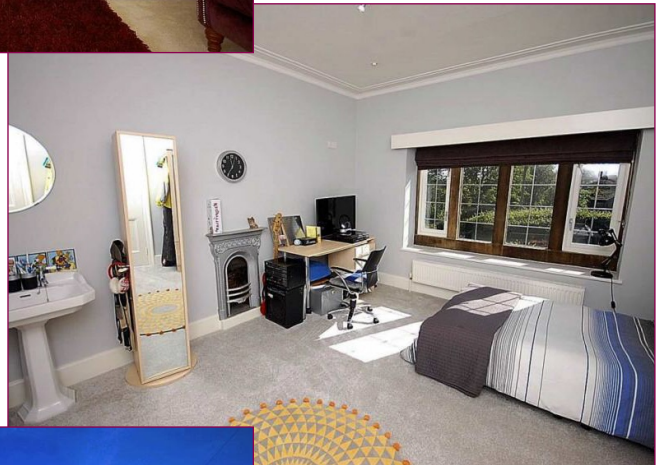
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

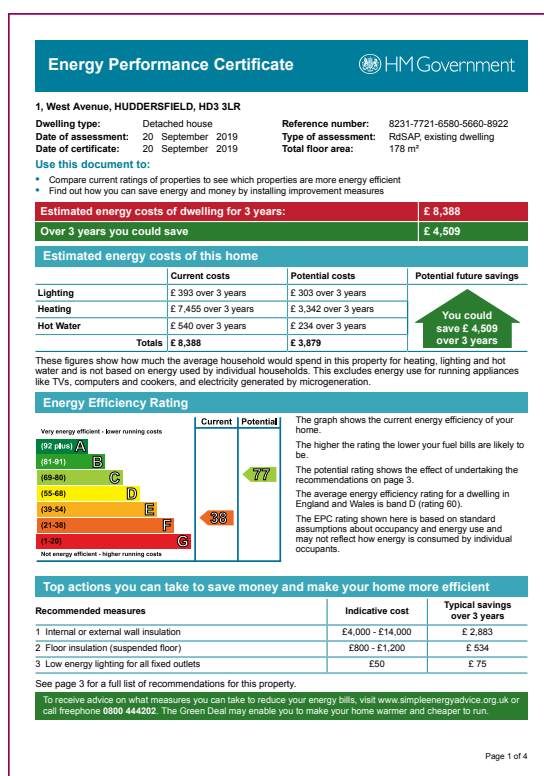
ON-LINE CONVEYANCING SERVICES:

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 New North Road to the traffic lights at Edgerton. Proceed through the traffic lights into Edgerton Road which automatically becomes Halifax Road. After approximately $\frac{3}{4}$ of a mile take the left hand turning into Daisy Lea Lane. Follow this road to the top of the road where West Avenue will be found on the right hand side.





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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