

bramleys

For Sale

THE BEECH
21 GREENHEAD AVENUE
DALTON
HUDDERSFIELD

RESIDENTIAL SALES

Offers Over

£330,000



- **4 BEDROOMED DETACHED PROPERTY**
- **FORMING PART OF THIS GATED EXCLUSIVE DEVELOPMENT**
- **HUGE INTEGRAL DOUBLE GARAGE**
- **STYLISH DINING/KITCHEN WITH LARGE CENTRAL ISLAND**
- **BI-FOLDING DOORS LEADING OUT TO THE GARDEN**
- **WELL ESTABLISHED LOCAL RESIDENTIAL AREA**



Forming a part of this exclusive development of only 3 executive detached properties on Greenhead Avenue, is this 4 bedroomed detached residence with accommodation laid over 3 floors. Boasting a generous master suite with dressing area and built-in wardrobes, this property also benefits from an integral double garage with roller shutter remote control operated door. Featuring a stylish breakfast kitchen/diner that incorporates a central island, integral appliances and stunning bi-folding doors leading out to the rear garden, this property also benefits from quality finishings throughout including solid oak doors and architraves. Enjoying a generous larger than average L-shaped lawned garden to the rear, this property would ideally suit the growing family and is conveniently placed for access to amenities in the nearby village of Almondbury. Only by an internal inspection can truly appreciate the accommodation on offer. Energy Rating: B

The accommodation briefly comprises:-

FIRST FLOOR:

Kitchen/Diner

4.78m x 6.55m (15'8" x 21'6")

A stunning stylish and contemporary breakfast kitchen which provides exceptional storage space and a perfect space for entertaining. Having a range of wall, drawer and base units with granite work surfaces, matching upstands and undermount stainless steel sink with adjoining drainer. Integral appliances include a double eye level electric oven, eye level microwave and eye level steam oven, dishwasher and 5 ring gas and glass hob with electric touch screen retractable extractor. With wood effect flooring, bi-folding doors with shutters leading out to the rear garden, central heating radiator and TV point. The central island has a breakfast area and space for a wine fridge.



Lounge

7.11m x 3.99m (23'4" x 13'1")

A spacious lounge having uPVC double glazed windows to the front elevation, central heating radiator and carpeted floor covering. With bi-folding oak doors opening into the kitchen area.



WC

Comprising a low flush wc, vanity unit with underlying cupboard storage space and an inset basin, towel rail, tiled flooring and a uPVC double glazed window to the side elevation.

Hallway

With a uPVC French door leading out to the garden and stylish glass infill and oak balustrade elevating to the next floor.

SECOND FLOOR:

Master Bedroom

3.96m x 4.17m (13'0" x 13'8")

A fantastic master suite having a uPVC double glazed window to the front elevation, carpeted floor coverings and central heating radiator. Being open to a dressing area:-



Dressing Area

4.45m x 1.85m (14'7" x 6'1")

Benefiting from built-in wardrobes comprising of shelving, hanging and drawer storage space and dressing table with drawers. Also having a uPVC double glazed window to the rear elevation overlooking the garden and central heating radiator.



En Suite

Having a 3 piece suite comprising a floating wc with push flush wall button, vanity unit with underlying cupboard storage space and an inset basin and separate shower cubicle. With tiled floor to ceiling, heated towel rail and inset ceiling spotlights.



Bedroom

3.99m x 2.16m plus robes (13'1" x 7'1" plus robes)

Having a uPVC double glazed window to the front elevation, central heating radiator, carpeted floor covering and built-in wardrobes providing shelving and hanging space.



Bedroom

1.85m x 3.30m (6'1" x 10'10")

Enjoying a rear aspect overlooking the garden via a uPVC double glazed window and having a central heating radiator, carpeted floor covering and useful low lying store cupboard.



House Bathroom

Having a 3 piece suite comprising low flush wc, vanity unit with underlying cupboard storage space with basin and panelled bath with overlying shower. With a Velux roof style window, chrome heated towel rail, tiled floor and splashbacks and inset ceiling spotlights.



Landing

Providing access to the loft via a ceiling hatch. There is a uPVC double glazed window to the side elevation.

GROUND FLOOR:

Bedroom

4.32m x 4.24m (14'2" x 13'11")

Having a uPVC double glazed window to the side elevation, central heating radiator and carpeted floor covering. There is also a built-in desk area which is ideal for people who work from home which also includes a range of wall, drawer and base units.



Shower Room

Having a 3 piece suite comprising low flush wc, vanity unit with underlying cupboard storage space with an inset basin and corner shower cubicle with electric shower. Having tiled flooring and tiled splashbacks, chrome heated towel rail and inset ceiling spotlights.



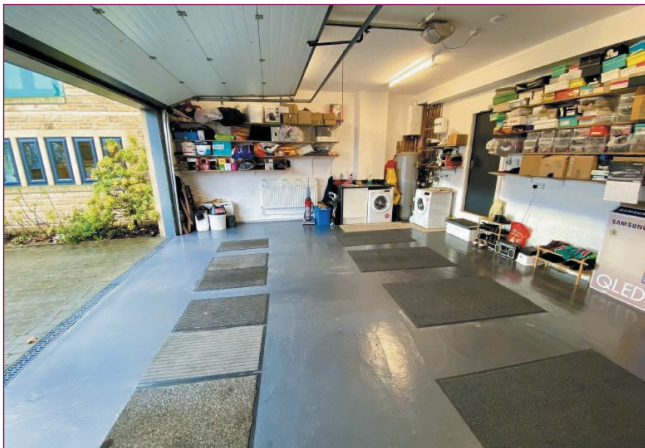
Entrance Hall

Having wood effect flooring, central heating radiator and door leading through to the garage. There is also a useful understairs store cupboard and stairs elevating to the upper floor with oak and perspex glass infill banister and balustrade.

Integral Double Garage

7.24m x 5.94m (23'9" x 19'6")

An integral garage having an electric remote control operated roller shutter door to the front. There is also a personal door to the side and utility area with inset stainless steel sink and plumbing for an automatic washing machine. The Ideal central heating boiler is located here along with the water tank, consumer unit and alarm box.



OUTSIDE:

To the front is a shared tarmac area providing off-road parking and leading to the double integral garage.



To the rear are bi-folding doors leading out to a paved patio area with an L-shaped lawned garden, all framed in timber fencing.

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.

VIEWING:

Contact the agents.

MORTGAGES:

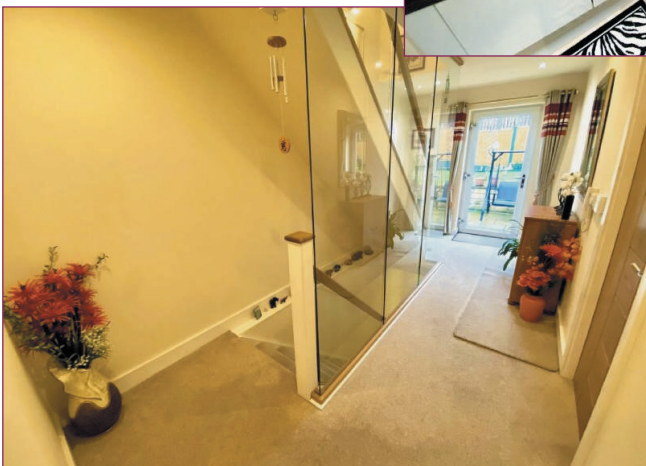
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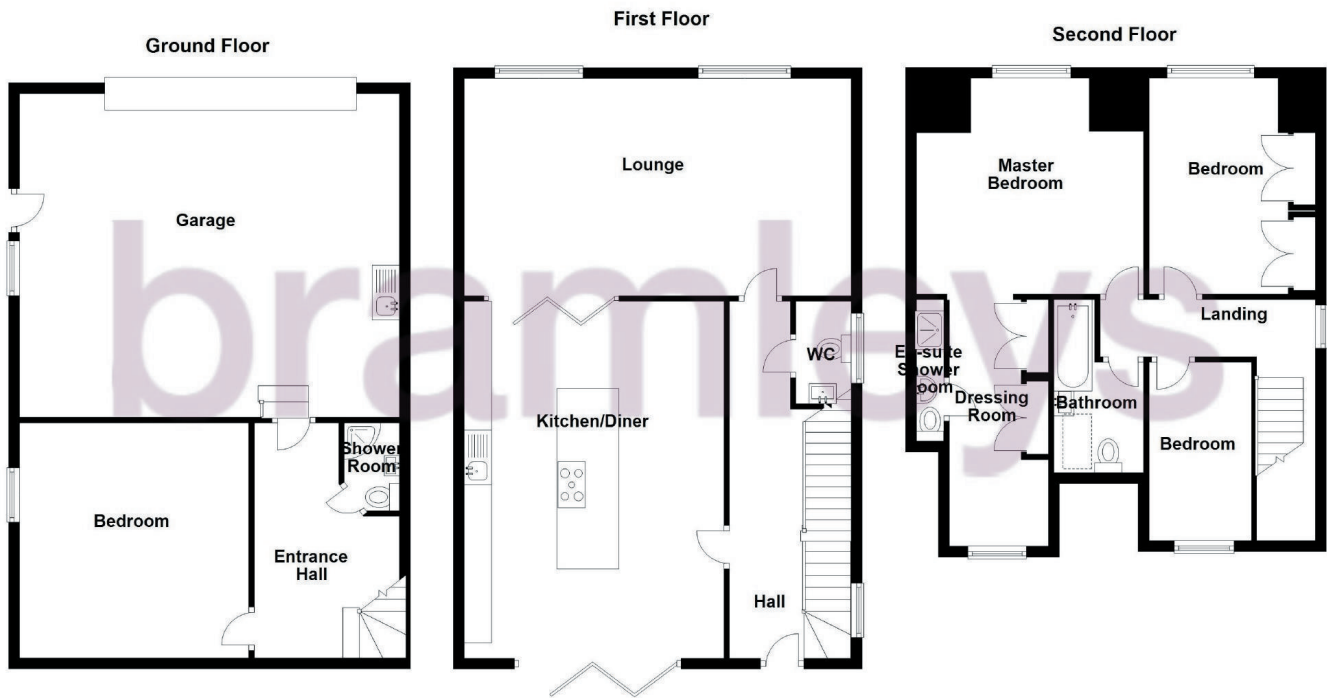
ON-LINE CONVEYANCING SERVICES:

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 Wakefield Road passing the villages of Aspley and Moldgreen. With the Tolson Memorial Museum on the right hand side take the third right hand turn opposite Dalton Green Lane onto Greehead Lane and then a right turn onto Greenhead Avenue. Continue along this road bearing left where the property can be found at the head of the cul-de-sac through the gated access, clearly identified by the Bramleys sign board.





Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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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 in situ 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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