

bramleys

For Sale

**THE WOOD
GRIMESCAR ROAD
FIXBY
HUDDERSFIELD HD2 2EF**

RESIDENTIAL SALES

£750,000



- **SUPERB GRADE II LISTED PROPERTY**
- **6 SPACIOUS BEDROOMS**
- **3 RECEPTION ROOMS**
- **CHARACTER FEATURES THROUGHOUT**
- **GAS FIRED CENTRAL HEATING (NEW BOILER JAN 2020)**
- **SWEEPING TREE LINED DRIVEWAY AND DOUBLE WIDTH GARAGE**



This magnificent Grade II listed family home has grounds extending to 2.85 acres which include formal gardens, paddock and sweeping driveway. Enjoying 180 degree views over surrounding countryside, the setting of this home must be viewed to truly appreciate the privacy which is created, whilst being link attached to a further large family residence. Having retained many original features, typical of a property of this age, including a most impressive panelled entrance hall, feature fireplaces, ceiling rose, sash windows, ceiling coving, picture rail and spacious reception rooms. This family home also has many modern day conveniences including gas fired central heating, fitted kitchen, spacious pantry and bathrooms/WC's. Ideally placed for access to the M62 motorway network, making commuting to Leeds and Manchester possible, along with readily available access to Huddersfield town centre. The property requires an early internal inspection to appreciate the size and position it provides.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a solid wood door into:-

Entrance Vestibule

Having a quarry tiled floor, frosted leaded windows and exposed stone work. A further solid wood door gives access to the entrance hall.

Entrance Hall

4.22m x 3.81m (13'10" x 12'6")

Having part panelled walls, there is a feature bay window with oak seating area and leaded windows. The entrance hall also has solid oak flooring, a central heating radiator and an open access into the inner hallway. The focal point of the entrance hall is an open fireplace with stone surround, tiled backdrop, hearth and oak mantel surround.



Inner Hallway

Having panelled walls and an ascending staircase with oak spindles. There is a continuation of oak flooring from the entrance hall and steps lead down to a cloakroom which in turn gives access to the lower ground floor cellar.

Cloakroom/WC

Furnished with a 2 piece white suite incorporating concealed cistern WC and vanity sink unit. There are part tiled walls, a central heated towel rail, oak flooring, inset ceiling spotlights and leaded windows.

Lounge

6.02m x 4.83m (19'9" x 15'10")

This well proportioned reception room has an abundance of light through sash windows to both the front and side elevation. There is ceiling coving, a ceiling rose, central heating radiator, solid wood floor and a feature fireplace with a living flame gas fire inset within a marble backdrop and hearth with surround. A set of double doors give access to the study.



Study

2.92m x 4.78m (9'7" x 15'8")

Having a sash window overlooking the rear of the property. There are 2 central heating radiators, ceiling coving, solid wood floor, shelving and a complementary open fire with marble backdrop and hearth with surround.

Dining Room



Dining Room

6.25m x 4.52m (20'6" x 14'10")

Situated to the front of the property, this well proportioned reception room has sash windows with secondary wood glazing, together with patio doors leading to the front terrace. There is a continuation of the solid wood flooring, ceiling coving, a ceiling rose, central heating radiator and an open fire with decorative wood surround, brick hearth and backdrop.

Dining Kitchen

4.45m x 4.45m (14'7" x 14'7")

Being fitted with a range of wall and base units with display cabinets and complementary granite working surface over. There are 2 inset sinks with side drainer, tiled splashbacks, integrated Neff oven, 4 ring gas hob with extractor above, integrated fridge, inset ceiling spotlights, quarry tiled floor, central heating radiator and the focal point of the room is a brick surround which houses the 3 door AGA. A door gives access to the pantry.



Pantry

1.75m x 4.22m (5'9" x 13'10")

Having a range of ¾ height wall cupboards with shelving under and drawers. There is a sash window, quarry tiled floor, space for a fridge and freezer. The gas fired boiler is located here, as well as giving access to the dining room.

Rear Lobby

With an ascending staircase to the first floor, quarry tiled floor, central heating radiator, useful storage cupboards and access to the utility room. There is also an external door giving access to the front of the property.

Utility Room

3.43m x 2.16m (11'3" x 7'1")

Being fitted with a range of wall and base units with complementary working surface over, a Belfast style sink with mixer taps, inset ceiling spotlights, space for a washing machine and dryer, quarry tiled floor, a central heating radiator, access to the garage and access to a WC.

WC

Furnished with a 1 piece white suite incorporating low flush WC. There is a quarry tiled floor and inset ceiling spotlights.

FIRST FLOOR:

Half Landing

Having a feature arched window which overlooks the rear garden and has an oak window seat. There is also wall panelling from the entrance hall.

Landing

Having panelling to the walls, loft access point, central heating radiator and solid wood floor. The loft/attic space has been boarded and now provides extensive storage space.



Bedroom 1

4.39m x 4.98m (14'5" x 16'4")

This light and airy room has sash windows to the rear and side elevation, 2 central heating radiators, ceiling coving, a ceiling rose and an original feature fireplace with stone surround and wooden mantel.



Bedroom 2

4.57m x 4.52m (15'0" x 14'10")

Positioned to the front of the property, there are sash windows to the front and side elevation, an original feature fireplace with surround, 2 central heating radiators and views to both the front and side of the property.

Bedroom 3

3.76m x 4.60m (12'4" x 15'1")

Positioned to the front of the property, having a sash window with secondary wood glazing. There is a feature fireplace, central heating radiator, ceiling coving and far reaching views over Huddersfield.

Bedroom 5

3.51m x 2.87m (11'6" x 9'5")

Having a solid wood floor, sash window with views over Huddersfield and a central heating radiator.

Bedroom 6/Dressing Room

3.30m x 2.79m (10'10" x 9'2")

This room is currently used as a dressing room. There is a comprehensive range of fitted wardrobes, drawers and overhead cupboards. It also has a solid wood floor, central heating radiator and sash window overlooking the front of the property.

Bathroom

Furnished with a 3 piece white suite incorporating twin pedestal wash basins and free standing bath. There are fully tiled walls, a central heating radiator, solid wood floor, inset ceiling spotlights and windows to the side and front elevations.



WC

Furnished with a 1 piece white suite incorporating low flush WC. The walls are fully tiled, there are inset ceiling spotlights, window overlooking the front elevation and wood floor.

Bedroom 4

4.45m max. x 4.45m max. (14'7" max. x 14'7" max.)

This double bedroom has a separate staircase accessed via the rear lobby and could be used as a guest suite if so required. There is a sash window overlooking the rear of the property, a central heating radiator and an original fire with wooden surround. A door gives access to the rear lobby staircase and also the bathroom.



Shower Room

This most spacious shower room has a 4 piece suite comprising low flush WC, bidet, pedestal wash basin and double width shower cubicle. There are part tiled walls, 2 built in pine cupboards, exposed and stained floorboards, a chrome ladder style radiator, additional central heating radiator and a timber framed window.

OUTSIDE:

A sweeping driveway leads up to the property where there is a large parking area and double width garage. There are beautiful landscaped grounds extending to 2.85 acres which consist of lawn, patio seating, spring-fed pond, mature trees, shrubs, flowerbed and bushes.



COUNCIL TAX BAND:

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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.

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, which then becomes Edgerton Road and Halifax Road. Proceed to Ainley Top roundabout, taking the fourth exit towards Brighouse. Within less than a quarter of a mile, turn right into Grimescar Road and within 200-300 metres by the first big tree turn left into the drive for 'The Wood'.





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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:

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. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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