

bramleys

For Sale

**7 HEATH MOUNT ROAD
BRIGHOUSE
HUDDERSFIELD
HD6 3RS**

RESIDENTIAL SALES

Offers Over

£425,000



- **5/6 BEDROOM DETACHED PROPERTY**
- **GENEROUS GARDENS**
- **POPULAR AREA OF HEATH MOUNT**
- **OFFERING IN EXCESS OF 1,800 SQFT OF ACCOMODATION**
- **GARAGE AND OFF-ROAD PARKING**
- **IMMEDIATE VACANT POSSESSION AND NO UPPER VENDOR CHAIN**



Offering a good degree of privacy within its established gardens, this 5/6 bedroom executive detached residence offers in excess of 1,800sqft of accommodation. Situated in the sought after area of Heath Mount, the property provides the potential to create a superb family home.

Externally to the rear, a generous garden with mature trees creates a wonderful space for entertaining or for those with a young family and also provides an integral garage and driveway providing off-road parking. With accommodation briefly comprising of an entrance hall, WC, lounge, dining room, kitchen, utility room, family room/home office and garage. To the first floor there is a master bedroom with sitting room which could create a 6th bedroom, together with an en suite wet room, 4 further bedrooms and family bathroom. Being exceptionally convenient for access to the M62 motorway network and Huddersfield and Brighouse centres, seldom does an opportunity arise to purchase such a desirable property.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a double glazed external door into the entrance hall.

Entrance Hall

With a side uPVC double glazed window, central heating radiator and stairs elevating to the first floor.

Lounge

4.04m x 3.99m excluding bay (13'3 x 13'1 excluding bay)

Enhanced by a uPVC double glazed bay window providing ample natural light into the room. There is a central heating radiator and electric fireplace set into a complementary surround. A set of sliding doors lead through to the dining room.



Dining Room

5.08m x 2.77m (16'8 x 9'1)

This well proportioned second reception room is fitted with a set of uPVC double glazed patio doors which give access to the rear garden. The dining room is also fitted with a central heating radiator.



Kitchen

2.67m x 4.01m (8'9 x 13'2)

Being fitted with a range of wall, drawer and base units with laminate roll top work surfaces, tiled splash backs and an inset stainless steel sink with drainer. There is a timber frame double glazed window to the rear elevation and useful under stair store cupboard.



Utility Room

2.79m x 1.98m (9'2 x 6'6)

Fitted with base units incorporating a stainless steel sink with drainer, timber frame double glazed window to the rear, accompanied by a timber door leading out to the garden and the central heating boiler is located here. A door provides access to the garage.



Garage

7.14m x 2.87m narrowing to 1.93m (23'5 x 9'5 narrowing to 6'4)

Fitted with an up and over door, the garage also has an internal door accessing the utility, together with a personal door which leads out to the rear garden.

Family Room/Home Office

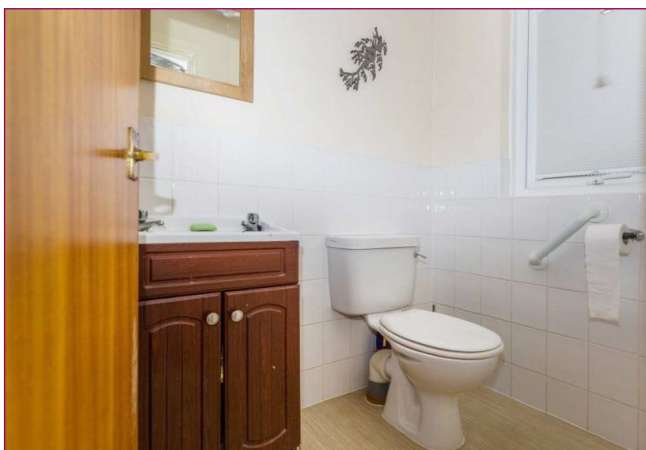
2.16m x 4.62m (7'1 x 15'2)

With a uPVC double glazed window to the front elevation and central heating radiator.



Cloakroom/WC

Comprising of a low flush WC, vanity sink unit incorporating underlying cupboard storage and a uPVC double glazed window to the front elevation.



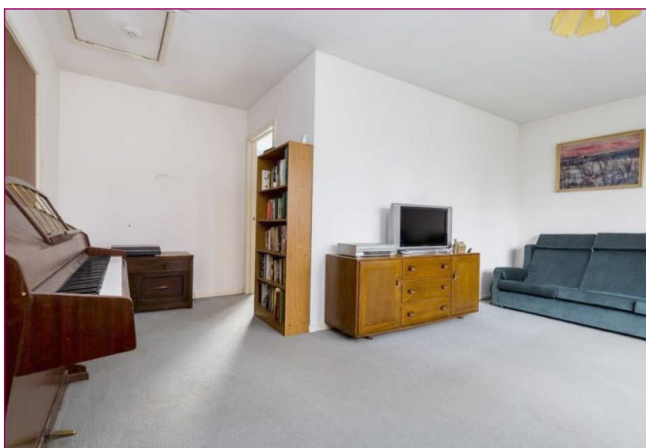
FIRST FLOOR:

Landing

Sitting Room/Bedroom 6

5.05m max. x 3.25m (16'7 max. x 10'8)

With a uPVC double glazed window to the front elevation, central heating radiator and providing access to the loft via ceiling hatch. This well proportioned reception room currently gives access to the master bedroom, however could be reconfigured to provide an additional bedroom.



Master Bedroom

3.63m x 3.10m (11'11 x 10'2)

With a uPVC double glazed window to the rear elevation enjoying a pleasant aspect overlooking the garden, having a central heating radiator and built in wardrobes with sliding doors providing shelving and hanging space.



En suite Wet Room

A 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a walk-in shower. With an obscure uPVC double glazed window to the rear elevation, tiled splash backs and a heated towel rail.

Bedroom 2

4.04m x 4.09m (13'3 x 13'5)

With a uPVC double glazed window to the front elevation and a central heating radiator.



Bedroom 3



Bedroom 3

3.66m x 3.02m (12'0 x 9'11)

With a uPVC double glazed window to the front elevation, central heating radiator and providing access to the loft via ceiling hatch.

Bedroom 4

2.13m narrowing to 1.78m x 2.77m (7'0 narrowing to 5'10 x 9'1)

With a uPVC double glazed window to the rear elevation and central heating radiator.



Bedroom 5

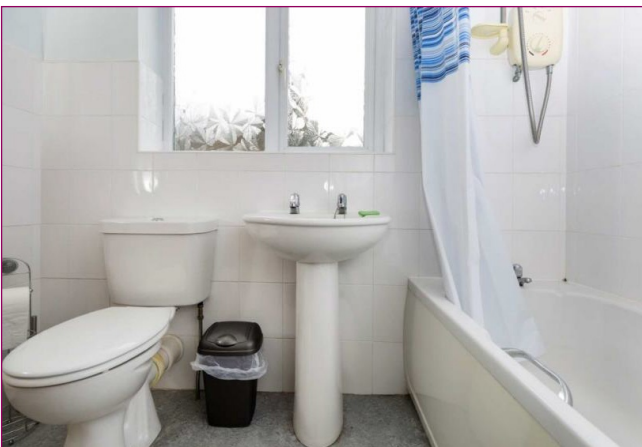
3.15m x 2.77m (10'4 x 9'1)

With a timber frame double glazed window to the rear elevation and central heating radiator.



Bathroom

Comprising of a low flush WC, pedestal wash hand basin and panelled bath with overhead electric shower. Having an obscure uPVC double glazed window to the rear elevation and central heating radiator.



OUTSIDE:

To the front of the property gated access leads through to a tarmac driveway which provides off-road parking, together with raised flower beds that include mature trees and shrubbery. To the rear there is a generous garden that boasts a mixture of lawned areas, well stocked flower beds, mature trees including fruit trees, a greenhouse and garden shed.



PLEASE NOTE:

At the front of the house to the left hand side, all trees within this section have tree preservation orders in place.

ENERGY RATING:

D

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:

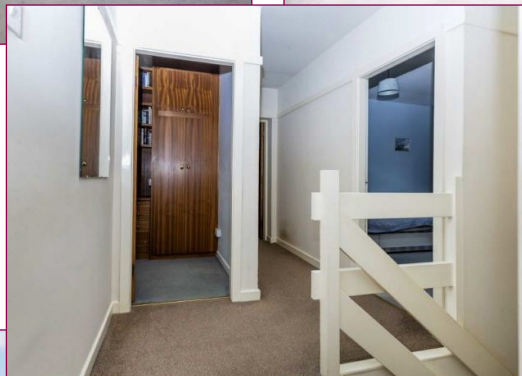
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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:

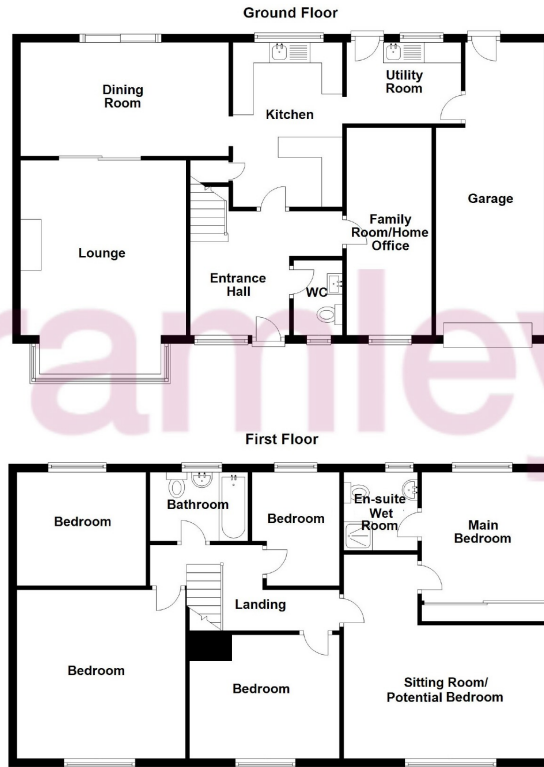
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Brighouse via Huddersfield Road (A641). Proceed up the road and Heath Mount Road can be found as a turning on the right hand side. The property will be found on the left hand side of the road clearly identified by a Bramleys for sale board.



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1/13/22, 3:29 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

7 Heads Mount Road BRIDGHOUSE HD6 3RS	Energy rating D	Valid until: 12 January 2032 Certificate number: 2712-9129-9000-0297-5296
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Property type: Detached house

Total floor area: 169 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-evidence) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-evidence>).

Energy efficiency rating for this property

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

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

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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2712-9129-9000-0297-5296?print=true>

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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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