

bramleys



72 School Lane
Hartshead
WF15 8AW

£595,000

Professionalism with Independence



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****NO VENDOR CHAIN****

Rare to the market is this substantial detached bungalow, enjoying a large plot which extends to approx. 0.3 acres. Having been modernised throughout with quality fixtures and fittings, the property provides a spacious family home ideal for those requiring additional space for teenagers or dependent/elderly parents. Situated in the centre of Hartshead village, surrounded by rural countryside with the M62 motorway network approximately 2.5 miles away. Offering accommodation comprising: entrance hall, wc, large open plan kitchen/diner/family room ideal for entertaining along with 5 bedrooms (4 doubles 1 comfortable single) including master bedroom with en-suite shower room, family bathroom, separate shower room and additional sitting room. Outside there is an attached double garage with utility area and internal access, off road parking for multiple cars with ample space for a caravan or motor home if required and gardens to three

The accommodation briefly comprises:-

GROUND FLOOR:

A uPVC entrance door gives access to the entrance hall.

Entrance Hallway

Having a built in cloaks cupboard, central heating radiator Oak doors leading to the wc and kitchen and uPVC doors giving access to the garage and rear patio.



Wc

Having Travertine tiled walls and modern two piece suite comprising low flush wc and hand wash basin with storage beneath.

Kitchen Diner/Family Room

8.33m max. x 5.69m (27'4" max. x 18'8")

This superb room is great for entertaining and ideal for a large growing family having a range of oak wall and base units with granite working surfaces incorporating a breakfast bar/island unit.



There is space for an American style fridge freezer, integrated dishwasher, inset gas hob with stainless steel extractor hood over, eye level double oven, twin glass display cupboards, sink unit and side drainer, wood flooring and ceiling spotlights. The lounge area has two uPVC double glazed windows, sliding patio doors overlooking the lawned garden with open aspect beyond and a built in living flame gas fire.



Inner Hallway

Oak doors lead to the bedrooms and bathrooms and there is access to the loft space.

Bedroom

2.95m x 2.57m (9'8" x 8'5")

Having a central heating radiator and uPVC double glazed window. This room is currently used as an office but would comfortably fit a single bed if required.



Bathroom

Having Travertine tiled walls, Jacuzzi bath with central mixer tap shower attachment, low flush wc, hand wash basin with storage beneath, central heating radiator and uPVC double glazed window.



Bedroom

3.02m x 4.27m (9'11" x 14'0")

Having a central heating radiator and uPVC double glazed window.



Bedroom

3.02m x 3.07m (9'11" x 10'1")

Having a central heating radiator and uPVC double glazed window.



Shower Room

Having Travertine tiled walls, double shower cubicle, hand wash basin with storage beneath, low flush wc, central heating radiator and uPVC double glazed window.



Bedroom

2.97m x 4.17m (9'9" x 13'8")

Having a central heating radiator and uPVC double glazed window.



Master Bedroom

2.97m x 5.03m (9'9" x 16'6")

Having a central heating radiator and uPVC double glazed window.



En-Suite Shower Room

Having Travertine tiled walls, low flush wc, hand wash basin with storage beneath, shower cubicle, chrome ladder style radiator and uPVC double glazed window.



Sitting Room

4.06m x 5.05m max. (13'4" x 16'7" max.)

Having 2 wall lights, central heating radiator, uPVC double glazed window and sliding patio doors which lead out onto the lawned garden.



OUTSIDE:

Twin wrought iron electric gates give access to the block paved driveway which provides off road parking for multiple vehicles. There is an extensive lawn which wraps around the bungalow and has flowerbeds stocked with a variety of shrubs and plants. There are flagged patio sections, hedging to the front and rear stone retaining wall. The double garage has an electric door and measures 19'2" x 15'8", houses the Worcester central heating boiler and has a utility area with electric power, lighting and space/plumbing for a washing machine and tumble dryer.



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 01924 495334. 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.

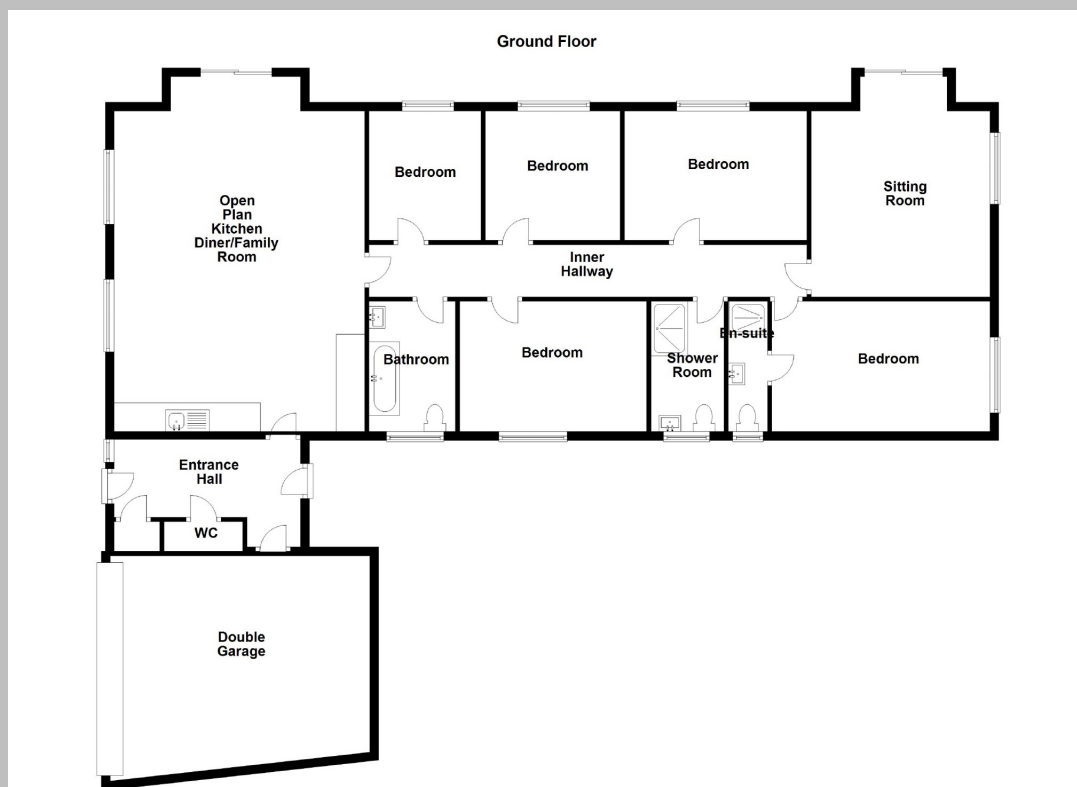
ON-LINE CONVEYANCING SERVICES:

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 Mirfield via Huddersfield Road in the direction of Huddersfield and continue for approximately 1/4 mile. Turn right into Stocks Bank Road. Continue along to its conclusion and at the traffic lights turn right into Leeds Road. Continue up the hill and take the next major left turn into Far Common Road towards Roberttown. After approximately 500 yards turn left into Fall Lane. Continue into the centre of Hartshead village and turn right into School Lane where the property can be found on the left hand side.





Energy Performance Certificate



72, School Lane, Hartshead, LIVERSEDGE, WF15 8AW

Dwelling type: Detached bungalow
 Date of assessment: 31 October 2018
 Date of certificate: 31 October 2018
 Reference number: 9463-2819-7804-9178-5531
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 187 m²

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

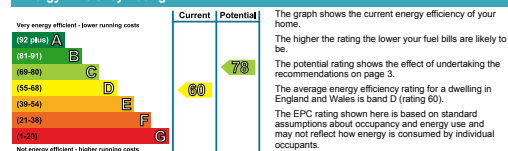
Estimated energy costs of dwelling for 3 years:	£ 5,256
Over 3 years you could save	£ 1,608

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 291 over 3 years	
Heating	£ 4,500 over 3 years	£ 3,069 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 5,256	£ 3,648	You could save £ 1,608 over 3 years

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 294
2 Cavity wall insulation	£500 - £1,500	£ 687
3 Floor insulation (suspended floor)	£800 - £1,200	£ 474

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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