



15 Hillside, Kirkheaton, Huddersfield, HD5 0JR

£650,000

**bramleys**



Set into approximately 0.6 acres, is this superb 3/4 bedroom detached dormer bungalow. Providing flexible living accommodation, in that the property has 3 formal bedrooms, with en suite to the master, but also has 4 reception rooms, one of which could be utilised as an additional bedroom if required.

Located in this peaceful rural setting, close to the centre of Kirkheaton, the property is handily located for the shopping area of Waterloo and has easy access to the local centres of both Huddersfield and Mirfield.

Access can be gained to the M62 at J.25, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

With stunning formal gardens, which offer complete privacy and an orchard, the property is further enhanced by a turret which provides stunning 360 degree views.

Only by a personal inspection can one truly appreciate the size, quality and secluded setting of this outstanding property.

Energy Rating: D









## GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

### Entrance Vestibule

With a central heating radiator, built-in cloaks cupboard and a further timber and glazed door into the hallway.

### Entrance Hall

Fitted with 2 central heating radiators and ceiling coving.

### Lounge

16'6" x 14'0" (5.03m x 4.27m)

Situated to the front of the property, with a magnificent open aspect. The main focal point of the room is a superb fireplace which houses the gas and coal effect, living flame fire which is set into a cast iron grate, with limestone fire surround and mantel. This room also has 2 central heating radiators, 2 wall light points and sealed unit double glazed windows to both front and side. An archway leads through to the dining room.

### Dining Room

10'7" x 13'6" (3.23m x 4.11m)

Peacefully situated to the rear of the property, with a central heating radiator, 2 wall light points, sliding double glazed patio doors which lead out on to the rear terrace and covered seating area.

### Conservatory

15'4" x 11'7" (4.67m x 3.53m)

A most spacious additional reception room. Fitted with sealed unit double glazed windows and roof, French doors give access to the rear terrace and there is a fully tiled floor and 2 central heating radiators.

### Kitchen

10'5" x 10'10" (3.18m x 3.30m)

Fitted with a range of matching oak fronted wall and base units with laminated work surfaces, part tiled walls and fully tiled floor. There are a range of integrated appliances including a 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, De Dietrich dishwasher, fridge and freezer. There are granite work surfaces, 1.5 bowl stainless steel sink with mixer taps and side drainer, sunken low voltage lighting and sealed unit double glazed window.

### Inner Vestibule

With a central heating radiator and further built-in cloaks cupboards. There is an access door into the sitting room.

### Sitting Room

16'0" x 13'7" (4.88m x 4.14m)

A most spacious additional living room with solid oak flooring, gas and coal effect living flame stove set into a rustic brick fireplace with heavy timber mantel. There is a beam effect ceiling, central heating radiator and a sealed unit double glazed window. Double doors lead into the utility.

### Utility Room

16'0" x 3'10" (4.88m x 1.17m)

With solid oak flooring, plumbing for a washing machine, sealed unit double glazed window and built-in storage cupboards.

### Master Bedroom

11'0" x 16'0" inc wardrobes (3.35m x 4.88m inc wardrobes)

Fitted with 6 door wardrobes which provide hanging and shelving facilities, integral drawer units and cupboards above, central heating radiator and a sealed unit double glazed window to the front which has an open aspect. There is a central heating radiator and ceiling coving.

### En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is fitted with a 4 piece suite comprising low flush WC, bidet, vanity wash basin with cupboards beneath and a fully tiled corner, shower cubicle with rainwater head and additional hose. There is also a ladder style central heating radiator, sunken low voltage lighting and a sealed unit double glazed window.

### Bedroom 2

16'0" x 10'11" (4.88m x 3.33m)

Having sealed unit double glazed windows to both side and rear, there is also a central heating radiator and 2 wall light points.

### Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash basin and panelled bath with mixer taps. There are part tiled walls, a sealed unit double glazed window and a central heating radiator.



### Inner Hallway

With a central heating radiator and spindlerail balustrade staircase which rises to the first floor.

### FIRST FLOOR:

#### Landing

With a recessed snug area and an open tread staircase which leads to the magnificent turret room.

#### Turret Room

Fitted with sealed unit double glazed windows to all sides, which provide superb 360 degree views of the surrounding countryside.

#### Bedroom 3

14'3" x 13'0" (4.34m x 3.96m)

With a Velux window, central heating radiator and an access door to the walk-in store room/wardrobe.

### OUTSIDE:

Accessed via a twin stone pillared entrance with coach lights to either pillar. There are twin wrought iron entrance gates which lead to the tarmac parking apron, which provides off road parking for 4/5 vehicles. There is an open car port which gives access to the rear garden which comprises of a flagged walkway, mature trees, bushes and shrubs. The formal gardens and orchard extend to approx 0.6 acres and comprise Yorkshire stone flagged seating areas, extensive lawns with mature borders of flowers, bushes and trees. There is a summer house and steps which descend to the orchard, which is also lawned and comprises a variety of fruit trees, whilst also providing an ideal haven for wildlife.

#### Car Port (open ended)

18'1" x 15'11" (5.51m x 4.85m)

With a feature stone entrance with pitched roof and being open to the full ceiling height. There are feature arched openings to the side and rear, as well as a further wrought iron rear access gate which leads into the rear gardens.

### 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.

### DIRECTIONS:

St Pauls Road - Leave Huddersfield Wakefield Road (A629) in the direction of Waterloo. Pass through the traffic lights at Aspley and at the traffic lights with Moldgreen take a left hand turning into Broad Lane which in turn becomes Long Lane and then Crossley Lane. Continue on this road until its conclusion and at the mini roundabout at the bottom of School Lane take a left hand turning into St Andrews Drive. St Pauls Road can be found as a turning to the left, follow the road down to the bottom and park up. Walk along the snicket and the property will be found straight ahead. (The fenced section of road off St Pauls Road towards Hillside, is owned by No.15 Hillside)

Balk Lane/Hillside - Leave Huddersfield via Wakefield Road (A629) and proceed through the traffic lights at Moldgreen, Aspley and Dalton. On reaching Waterloo lights, turn left into Waterloo Road and proceed to the mini roundabout. Here turn right and proceed to the next mini roundabout, before proceeding straight ahead into School Lane. Follow the road up the hill and after passing Kirkheaton parish church, turn left into Hillside and keep left, proceeding up Balk Lane. Climb up the hill and the property will be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE 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.

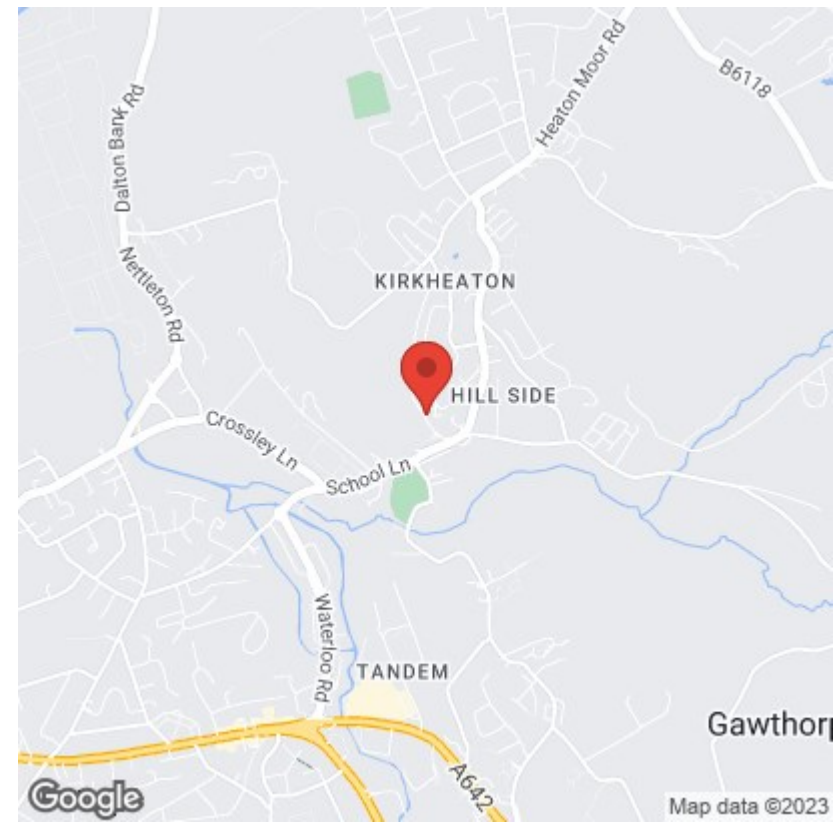












#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	