



10 Langsett Croft, Bradley, Huddersfield, HD2 1PP

Offers Over £600,000

**bramleys**

Commanding an enviable position at the head of this peaceful cul-de-sac, is this attractive 5 bedroom detached property, which has been enhanced from its original form by way of an extension to the rear. The property now provides circa 2,300 sqft of accommodation and is meticulously presented throughout. With a spacious master suite which enjoys an en suite and walk-in dressing room, the property also provides a spacious living/dining kitchen, 3 reception rooms, ample storage space, 2 study areas ideal for those working from home and 4 further bedrooms.

Externally a driveway provides off road parking for 3/4 vehicles and a double detached garage provides additional storage and secure parking. The rear garden is enclosed and provides a good degree of privacy, with landscaped gardens which provide various seating areas, electronically operated veranda, golf putting green and summer/garden room with gas fire pit.

Situated on the Woodland Glade development, the property has readily available access to Huddersfield town centre, the M62 motorway network, Brighouse and other nearby towns.

An early internal inspection is highly recommended to appreciate the size, position and high quality fixtures and fittings that this property provides.

Energy Rating: C





## GROUND FLOOR:

Enter the property via a timber door into:-

### Entrance Hall

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

### Lounge

11'4" x 18'0" (3.45m x 5.49m)

The focal point of the room is a coal effect gas fire which is set into a complementary surround and hearth. There is a uPVC double glazed window to the front elevation, central heating radiator and French doors which lead through to the dining space.

### Dining Room

9'3" x 12'0" (2.82m x 3.66m)

Being open to the sun room at the rear, this room is fitted with a central heating radiator and French doors into the lounge.

### Sun Room

11'0" x 11'10" (3.35m x 3.61m)

Fitted with uPVC double glazed windows, a central heating radiator and a set of French doors which lead out to the rear garden.

### Office

5'5" x 7'5" (1.65m x 2.26m)

Fitted with a uPVC double glazed bay window to the front elevation and central heating radiator.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a concealed flush WC and a vanity sink unit with cupboard beneath and monobloc mixer tap. There is also a heated towel rail, extractor fan and tiled splashbacks,

### Utility Room

6'6" x 8'1" (1.98m x 2.46m)

Comprising a range of base units with an inset stainless steel sink and drainer. There are laminate work surfaces and

matching upstands, under counter fridge, plumbing for a washing machine, space for a tumble dryer and a uPVC double glazed window to the rear elevation.

### Snug

8'5" x 8'11" (2.57m x 2.72m)

With access via the kitchen, this room has a uPVC double glazed bay window to the front and vertical radiator.

### Living/Dining Kitchen

16'6" x 22'10" (5.03m x 6.96m)

A fantastic family space, this room has a range of wall, drawer and base units with granite work surfaces, matching upstands and also has a generous central island with under mounted 1.5 bowl sink with integral drainer. The island also provides a breakfast bar with seating for 4 people and the kitchen has integrated appliances to include a dishwasher, microwave, double electric oven, 4 ring gas on glass hob and extractor hood. To the dining area there is a central heating radiator, useful understairs storage cupboard and a set of Bi-fold doors which give access to the garden.





#### **FIRST FLOOR:**

##### **Landing**

With a useful storage cupboard which houses the hot water cylinder.

##### **Master Bedroom**

16'5" x 12'0" (5.00m x 3.66m)

A most spacious master suite which has dual aspect, uPVC double glazed windows to the front and side elevations, 3 central heating radiators and access into the en suite.

##### **En suite**

Furnished with a 3 piece suite comprising of a concealed flush WC, vanity sink with cupboard beneath and monobloc mixer tap and double length shower cubicle which is fitted with a rainwater shower head and additional hose attachment. There are also tiled splashbacks, under-floor heating, an obscure uPVC double glazed window to the side elevation and useful storage cupboard.

##### **Walk-in Wardrobe**

11'0" x 6'1" (3.35m x 1.85m)

Fitted with double and single hanging spaces, drawer storage and provides access to the loft via a ceiling hatch.

##### **Guest Suite/Bedroom 2**

8'6" x 12'10" (2.59m x 3.91m)

Enjoying a pleasant aspect overlooking the rear garden via a uPVC double glazed window and also having a central heating radiator.

##### **En suite**

Furnished with a low flush WC, vanity sink incorporating cupboard beneath and a shower cubicle. There is also a Velux window and heated towel rail.

##### **Bedroom 3**

11'5" x 10'3" (3.48m x 3.12m)

With twin uPVC double glazed windows to the front elevation, a vertical central heating radiator and a bank of built-in wardrobes which provide shelving, hanging space, drawer storage and desk area.

##### **Bedroom 4**

10'3" x 10'3" (3.12m x 3.12m)

Enjoying a pleasant rear aspect, this room benefits from a uPVC double glazed window to the rear elevation, central heating radiator and bank of built-in wardrobes which provide hanging, cupboard and drawer storage space.

##### **Bedroom 5/Walk-in Storage Room**

8'4" x 7'4" (2.54m x 2.24m)

With a uPVC double glazed window to the front elevation, a central heating radiator and bank of built-in wardrobes which provide shelving and hanging space.

##### **Office**

7'5" x 7'4" (2.26m x 2.24m)

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

##### **Bathroom**

Furnished with a 4 piece suite comprising of a low flush WC, wall hung sink with semi pedestal and monobloc mixer tap, oval shaped bath with hand shower attachment and a double corner shower cubicle. There are tiled splashbacks, fully tiled floor, uPVC double glazed window to the side elevation and 2 heated towel rails.

#### **OUTSIDE:**

To the front of the property there is a generous tarmac driveway which provides ample off road parking and leads to the double, detached garage. There is also an adjacent lawned garden. To the side of the property there is a putting range, which is fitted with artificial grass and purpose built bin storage. To the other side of the property there is a timber shed. To the rear accessed from the dining kitchen is a superb seating area which enjoys an electronically operated veranda to provide much needed shade during the summer months. The rest of the rear garden is beautifully landscaped to create a mixture of decked seating areas, stone flagged seating spaces, garden room, shaped lawned areas with raised flowerbeds and is enclosed by timber fencing. There is also an outside water tap and power socket.



### Garden Room/Outbuilding

9'1" x 9'8" (2.77m x 2.95m)

A multi purpose garden room which has 2 solid walls and 2 reinforced zip-away sides to create the option for an enclosed space or a more open space into the garden. With bespoke seating and a heated stove, the outbuilding is of timber construction with a timber roof and creates an ideal space for entertaining during the summer months.

### Garage

19'9" x 18'4" (6.02m x 5.59m)

With an electronically operated door and EV charging point.

### 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:

Leave Huddersfield via Bradford Road (A641) proceeding through the traffic lights at Hillhouse and Fartown. Proceed straight ahead at the roundabout, with Asda supermarket on the right hand side. At the next roundabout take the third exit into Bradley Road and proceed down the road, turning right into Redwood Drive and then first left into Langsett Croft. The property will be found at the head of the cul-de-sac.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### MORTGAGES:

Bramleys have partnered up with a small

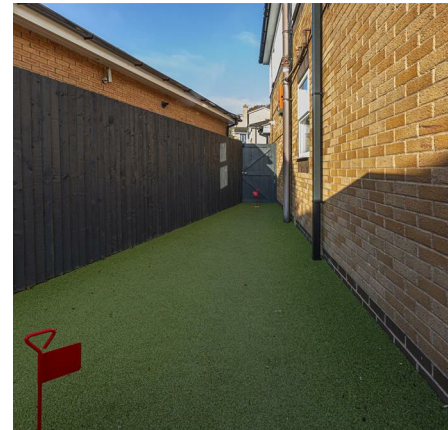
selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

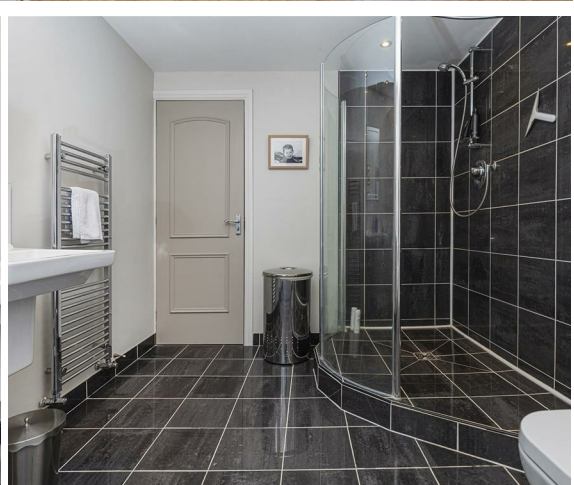
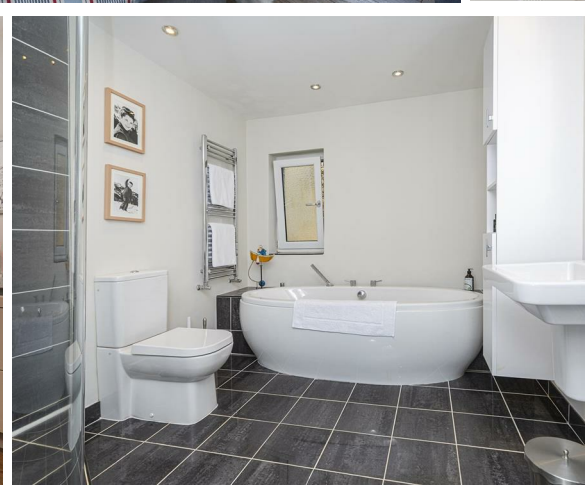
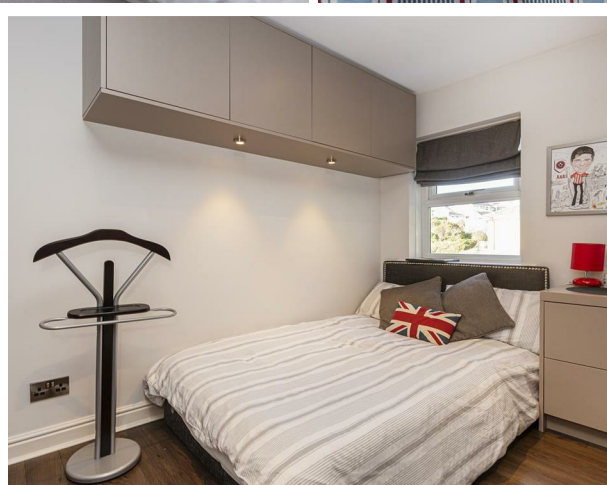
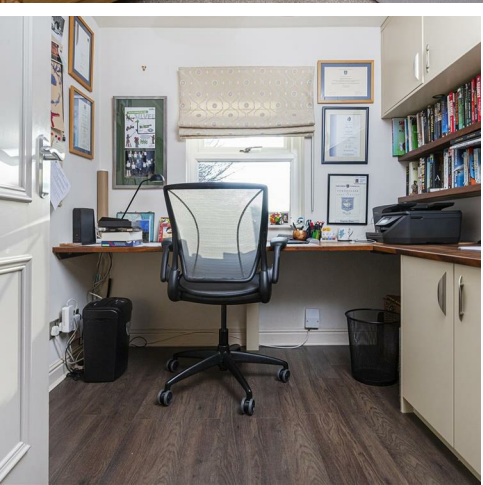
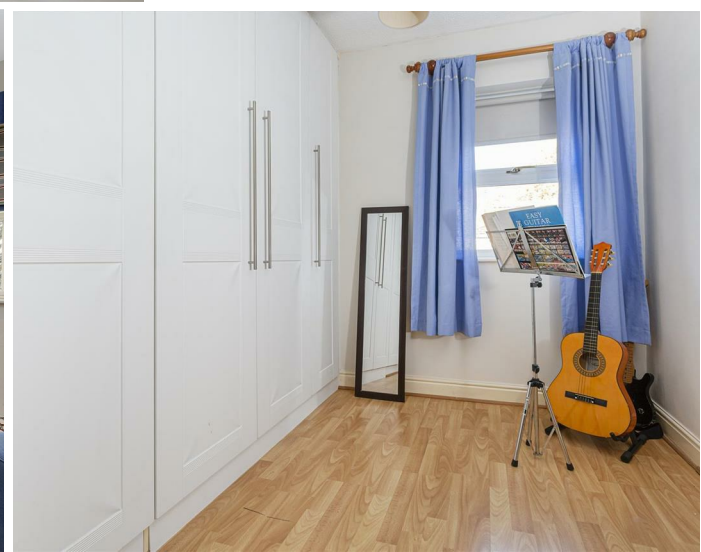
### ONLINE CONVEYANCING SERVICES:

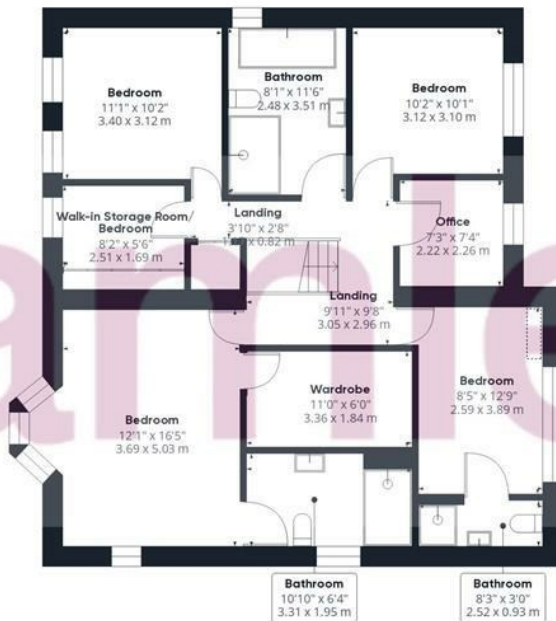
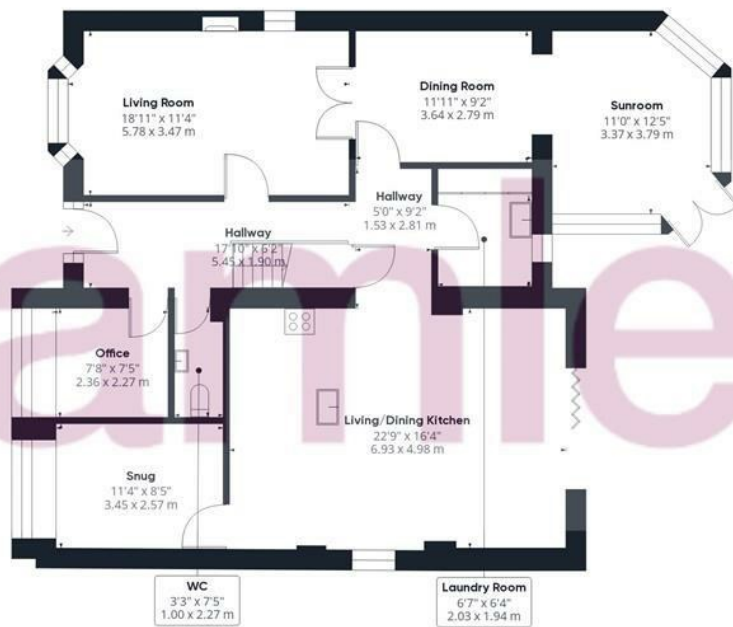
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### WOODLAND GLADE LEISURE DEVELOPMENT:

Situated on the private estate is the flagship leisure complex 'Woodland Glade'. Please note, membership is restricted to residents only and includes access to the facilities including tennis courts, squash courts, 3G football, swimming pool, sauna, steam room, gym and private bar facilities. Woodland Glade leisure complex currently charges residents £48 per month (per property). However, this charge is subject to annual review and may therefore increase.







**Approximate total area<sup>tn</sup>**

2285.02 ft<sup>2</sup>

212.29 m<sup>2</sup>

**Reduced headroom**

3.38 ft<sup>2</sup>

0.31 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**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

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		
	79	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	