



36 Bank End Lane, Almondbury, Huddersfield, HD5 8ES

£225,000

bramleys

MOTIVATED VENDORS - VIEWINGS AVAILABLE SATURDAY 20TH APRIL 2024

Enjoying far reaching views towards Emley Moor from the front of the property, is this attractive stone built, 3 bedroom semi-detached property. Having larger than average gardens to the rear, the property also has gas fired central heating, uPVC double glazing and a modern fitted kitchen and bathroom.

With additional second floor attic room and larger than average garage, with store room conversion to the rear which could be utilised as a home office if required. The property would make an ideal purchase for the young and growing family and only by a personal inspection can one truly appreciate the size, position and quality of this outstanding family home.

Energy Rating: D



GROUND FLOOR:

Enter through a composite external door with sealed unit, lead and stained glass panels.

Entrance Hall

With a central heating radiator and built-in understairs store cupboard.

Lounge

11'9" x 14'2" inc bay (3.58m x 4.32m inc bay)

With a semi-circular bay uPVC, double glazed bay window to the front which provides outstanding far reaching views. There is a gas and coal effect living flame fire set into a Victorian style tiled hearth and backdrop, with fire surround and mantel. As well as cupboards and glazed display cabinets to the alcoves, a central heating radiator, ceiling coving and picture rail decor.

Dining Kitchen

19'0" x 11'5" (5.79m x 3.48m)

A most spacious dining kitchen which has a range of matching modern wall, drawer and base units with laminated work surfaces, part tiled

walls and a fully tiled floor. There is an electric cooker point with overhead extractor fan and light, plumbing for a washing machine, plumbing for a dishwasher, inset stainless steel sink with mixer tap and side drainer, solid fuel stove which is set on to a slate hearth and backdrop, with mantel above. The kitchen is also fitted with ceiling coving, a uPVC double glazed window to the rear, French doors leading directly into the rear gardens and a side access door.

FIRST FLOOR:

Landing

With spindle rail balustrade.

Master Bedroom

12'0" x 11'8" inc wardrobes (3.66m x 3.56m inc wardrobes)

Fitted with a range of full width, 6 door fitted wardrobes with hanging and shelving facilities. There is also a central heating radiator and uPVC double glazed window which provides superb far reaching views towards Emley Moor.

Bedroom 2

10'4" x 9'6" (3.15m x 2.90m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window, built-in cupboards and fixture shelving. This room enjoys a wooded outlook to the rear.

Bedroom 3

8'5" x 6'6" inc bulkhead (2.57m x 1.98m inc bulkhead)

With a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with mixer taps, shower attachment, additional overhead Triton shower and shower screen. There are also part tiled walls, a fully tiled floor, central heating radiator and uPVC double glazed window.

SECOND FLOOR:

Attic Room

11'3" x 11'4" (3.43m x 3.45m)

With partially restricted roof height. This room has a Velux window, eaves storage cupboards and the central heating boiler is located here.



OUTSIDE:

To the front of the property there is a shaped lawned garden with flowerbed borders, a tarmacadam driveway provides off road parking for 2/3 vehicles and in turn leads to the rear of the property which has an adjoining stone built outbuilding, double doors give access to the garage. The rear gardens are of a generous size and predominantly lawned, with mature hedgerow borders, shrubs and trees.

Garage

15'8" x 10'9" (4.78m x 3.28m)

With power and light points, side window, pitched roof and additional door which leads through to a storage room.

Storage Room

10'9" x 11'6" (3.28m x 3.51m)

With a uPVC double glazed window, plastered walls, power/light points and could be utilised as an office/workshop if required. A rear access door leads into the garden.

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 Wakefield Road (A642), Proceed through the traffic lights at Aspley and Moldgreen. At the traffic lights in Dalton turn right into Greenhead Lane which then becomes Bank End Lane, where the property can be found on the right hand side clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

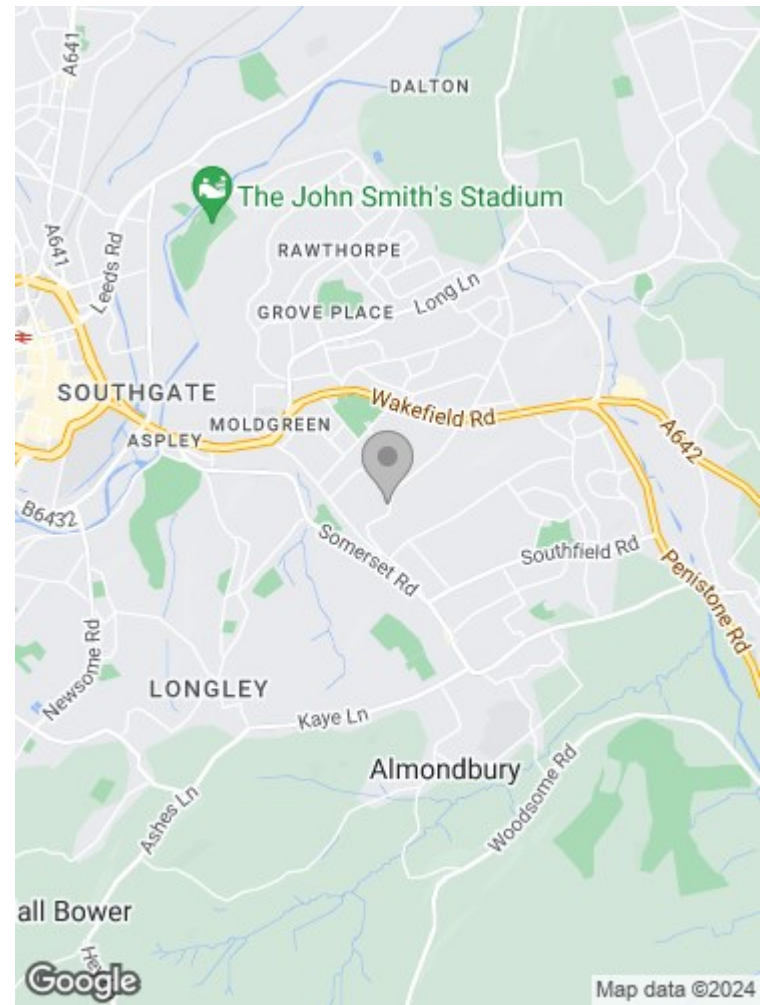
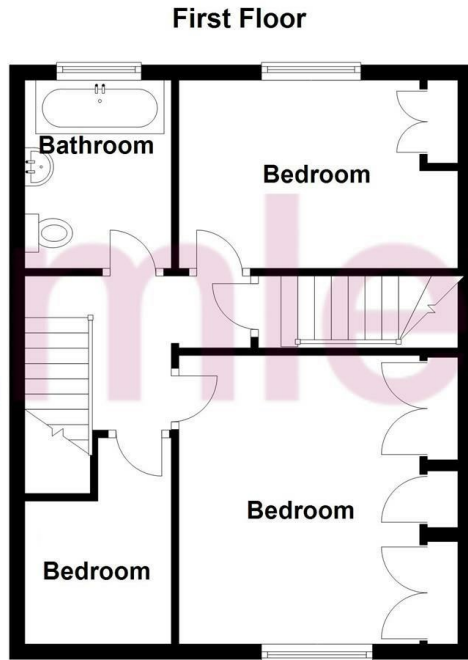
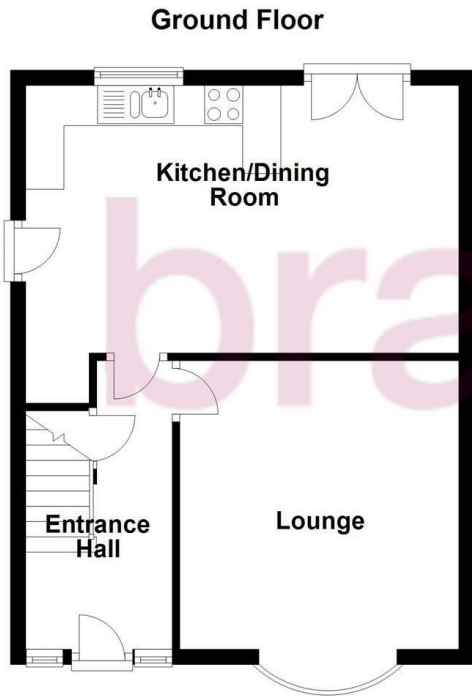
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ONLINE CONVEYANCING SERVICES:

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:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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