



Greenroyd Farm, 6 Chapel Street, Scapegoat Hill, Huddersfield, HD7 4NX

£700,000

**bramleys**



Attracting unrivaled, panoramic views is this superb, stone built detached farmhouse style property. Set in to approximately 5 acres of level grazing land, the property would appeal to those looking to reside in a rural location, or alternatively those with equine interests. The property itself provides most spacious accommodation extending to approximately 1,900 sqft and boasts 3 first floor bedrooms, all of which have en suite facilities. Situated in this courtyard setting, amongst similar style properties, the property has under floor heating to the ground floor, uPVC double glazing, security alarm system and detached garage with automated doors. Vehicular access into the fields, provides access to a further timber built outbuilding and summer house. Seldom do detached dwellings of this nature with adjacent land, appear on the open market and only by a personal inspection can one truly appreciate the size, quality and outstanding position of this family home. Access can be gained to the M62 at J.23 and J.24, making the major trading centres of West Yorkshire and East Lancashire readily accessible.



## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

### Dining Kitchen

24'0" x 14'2" (7.32m x 4.32m)

A most spacious dining kitchen fitted with a range of matching, modern wall, drawer and base units with granite work surfaces and upstands. There is a Rangemaster cooker, 5 ring induction hob, double oven and grill, overhead extractor fan and light, integral dishwasher, plumbing for a washing machine, space for an American style fridge freezer, central island bar with granite work surfaces, integral wine rack, drawer units and waste bin. There are sunken LED lights to the ceiling and full tiling to the floor with under-floor heating. Double doors give access to the inner hallway.

### Inner Hallway

With a set of uPVC double glazed French doors giving access to the rear patio.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a concealed flush WC, vanity wash bowl with chrome mixer taps and drawer units beneath, together with a bank of built-in storage cupboards which provide shelving and house the central heating boiler and water tank.

### Lounge

24'0" x 17'10" (7.32m x 5.44m)

A most spacious reception room which has uPVC double glazed windows to the front, side and rear which provide superb far reaching views. There is also a recessed log burning stove with wood store below and granite hearth.

## FIRST FLOOR:

### Landing

With engineered oak flooring, a central heating radiator and an access door into:-

### Master Bedroom

18'0" x 15'2" max (5.49m x 4.62m max)

With engineered oak flooring, uPVC double glazed windows to both side and rear with views towards Castle Hill, Emley Moor and beyond. There are 2 bedhead wall light points.

Please note, there is partial restricted roof height within this bedroom.

### Walk-in Dressing Room

9'0" x 7'5" (2.74m x 2.26m)

The flooring extends from the bedroom into the dressing room. With a range of hanging and shelving facilities, Velux window and central heating radiator.

### En suite Bathroom

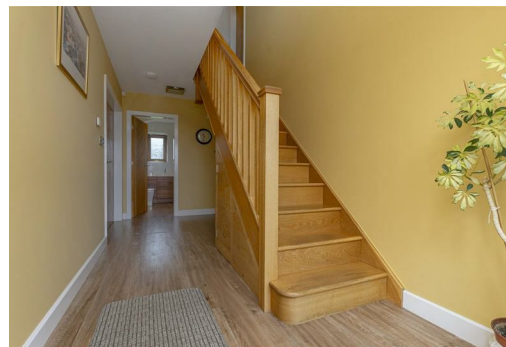
Furnished with a 5 piece suite comprising of a concealed flush WC, twin ceramic wash bowls set on to a granite stand, with cupboards beneath, free-standing bath with chrome mixer taps and a shower cubicle with rainwater head and additional hose. There is also a uPVC double glazed window to the side elevation, Velux window, central heating radiator, electric shaver point and chrome ladder style radiator.

### Bedroom 2

14'5" x 11'9" (4.39m x 3.58m)

With engineered oak flooring, a central heating radiator, 2 Velux windows, a uPVC double glazed window to the side and an access door to the en suite bathroom

Please note, there is partial restricted roof height within this bedroom.



### En Suite Bathroom

Furnished with a low flush WC, ceramic wash bowl set on to a timber plinth with freestanding chrome mixer tap, bath with overhead shower and curved shower screen. There is a chrome ladder style radiator and Velux window.

### Bedroom 3

17'9" x 10'1" inc en suite (5.41m x 3.07m inc en suite)

With engineered oak flooring, sunken low voltage lighting, uPVC double glazed windows which provide superb far reaching views, central heating radiator and an access door to the en suite.

Please note, there is partial restricted roof height within this bedroom.

### En suite Shower Room

Furnished with a 3 piece suite, comprising of a low flush WC, vanity wash bowl with chrome mixer taps and corner shower cubicle. There is a central heating radiator with separate heated chrome towel rail and a uPVC double glazed window.

### OUTSIDE:

A driveway leads to the property which has Yorkshire stone flagged patio and terraced area, with additional parking if required. The formal area is enclosed by drystone walling and has a summer house and access to the garage. Surrounding the property is approximately 5 acres of fields, with vehicular access. There is also a timber outbuilding (approx. measurements 28'0" x 10'0") which has power/light.

### Garage

15'9" x 12'6" (4.80m x 3.81m)

Having remote controlled up and over door, uPVC double glazed windows to the rear and power and light points.

### 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.

### 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.

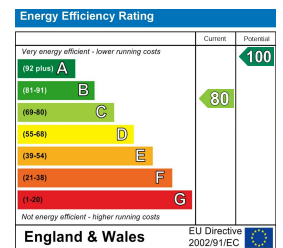


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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 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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