



9 Miramar, Bradley, Huddersfield, HD2 1NA

£420,000

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This beautifully presented 4 bedroom, executive detached property is tucked away on this sought after cul-de-sac. Having the use of the exclusive residents leisure facilities and good access to the M62 motorway network. The immaculate accommodation comprises: Entrance hall, lounge, dining room, conservatory, breakfast kitchen, study, utility and cloakroom along with internal access to the double garage. On the first floor is the master bedroom with en-suite, three further bedrooms and house bathroom. The property has a private rear garden which is landscaped and an open lawned garden to the front. A driveway provides off road parking for 2 cars and leads to the integral double garage. The onsite resident only leisure complex offers residents use of a function suite with licensed bar, 3G 5-a-side football pitch, gym, swimming pool, tennis and squash courts. This is subject to a monthly service charge.

Energy Rating: D





GROUND FLOOR:

Entrance Hall

A timber entrance door gives access to the entrance hall which has a UPVC double glazed window, quality flooring and a central heating radiator.

Cloakroom/WC

Having a wc, wash hand basin, chrome towel radiator and an extractor fan.

Lounge

15'2" x 11'3"

A good size lounge with inset gas fire, 2 central heating radiators and a UPVC double glazed bay window to front elevation.

Study

8'0" x 6'3"

An ideal space for those that work from home having a central heating radiator and a UPVC double glazed window to rear elevation.

Dining Room

11'3 x 9'9 (3.43m x 2.97m)

Also having quality flooring and a central heating radiator. The dining room is open to the conservatory.

Conservatory

10'4" x 12'7"

Being UPVC in construction with double glazed windows. There is a central heating radiator and French doors to the side leading out to the garden.

Breakfast Kitchen

14'4" x 9'7" (4.37m x 2.92m)

This stylish fitted kitchen has a range of wall and base units. Corian work tops with inset one and half bowl sink, raised glass breakfast bar, eye level double ovens, 5 ring gas hob with stainless steel and glass cooker hood over. Also having an integrated dishwasher, space for an American style fridge freezer, a central heating radiator and a UPVC double glazed window to the rear elevation.

Utility Room

7'2" x 5'1"

The utility room has wall and base units, plumbing for a washing machine and a stainless steel sink unit. The utility houses the boiler, there is a central heating radiator and external door to the side.

FIRST FLOOR:

Landing

Stairs lead from the entrance hall and has a feature glass and steel balustrade. The landing has an airing cupboard and access to the loft.

Master Bedroom

This lovely double room has fitted wardrobes, a central heating radiator and a UPVC double glazed bay window.

En-Suite Shower Room

Having a modern three piece suite comprising shower cubicle, wash hand basin and wc. There is a chrome towel radiator and a UPVC double glazed window to the front elevation.

Bedroom 2

14'4" x 9'4"

Also having fitted wardrobes, a central heating radiator and a UPVC double glazed window to the rear elevation.

Bedroom 3

9'3" x 10'0"

Having fitted wardrobes, a central heating radiator and a UPVC double glazed window to the rear elevation.

Bedroom 4

7'8" x 8'5"

Having a central heating radiator and a UPVC double glazed window to the rear elevation.

Bathroom

Having part tiled walls and a three piece suite comprising bath with mixer taps and shower over, wash hand basin and wc. There is a chrome towel radiator and a UPVC double glazed window to the side elevation.

OUTSIDE:

The double garage has 2 up and over doors, internal power/lighting and UPVC double glazed window to the side elevation. There is an open lawn garden to the front and an enclosed lawn and patio to rear with planted beds and hedgerow borders which provide a good degree of privacy.

WOODLAND GLADE LEISURE CHARGE:

Forming part of the Woodland Glade Leisure Complex, the property has access to the function suite with licensed bar, 3G 5-a-side football pitch, gym, swimming pool, tennis and squash courts. This is subject to a compulsory monthly service charge of £50 per calendar month.

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 Bradford Road. Passing through the traffic lights at Hillhouse and Fartown Bar, proceed on the main road passing through the roundabout at the Asda

supermarket. At the roundabout at Bradley Bar turn right onto Bradley Road and after a short distance turn right into Redwood Drive. Proceed through the development and take a left hand turning onto Miramar where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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.

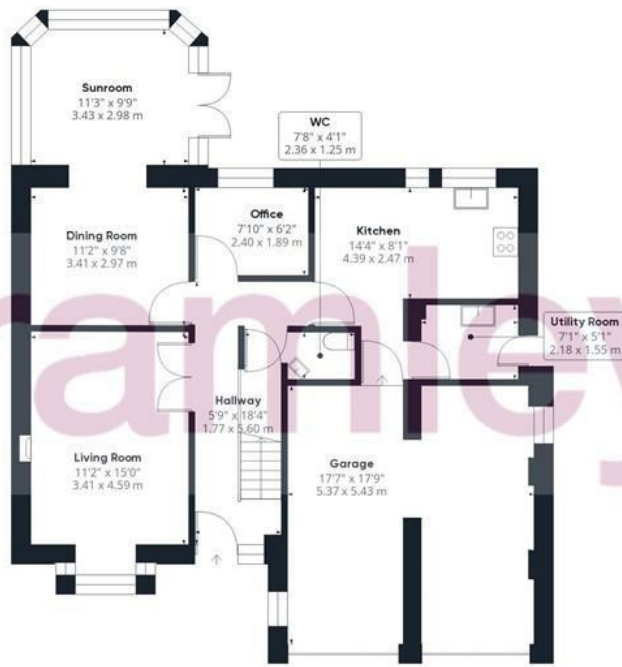
ONLINE CONVEYANCING SERVICES:

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.

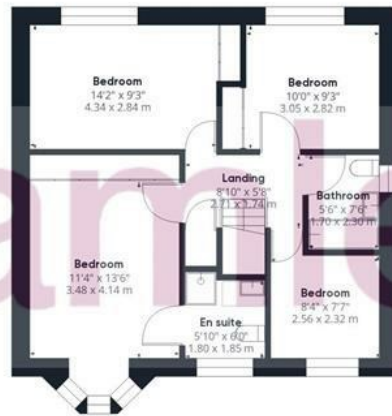








Floor 0



Floor 1

Approximate total area⁽¹⁾

1719.82 ft²
159.78 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	77
EU Directive 2002/91/EC			