



63 Bradshaw Road, Honley, Holmfirth, HD9 6EE

Offers Around £550,000

**bramleys**



Providing a superb potential development is this stone built 3 bedroom detached cottage set on a generous plot providing the opportunity for further development or extension (subject to planning permission). Being situated within walking distance of the village centre, Honley provides access to a wide range of local amenities including a nearby railway station, restaurants, bars and a wide variety of shops as well as being closely located to Huddersfield town centre. The property would make an ideal purchase for family buyers or investor buyers alike. Only by way of an internal viewing can one appreciate what this property has to offer.

Energy Rating: E









## GROUND FLOOR:

Enter the property via a timber entrance door with stained glass panel into:-

### Entrance Hall

Which in turn leads to the lounge.

### Lounge

14'7" x 11'8" (4.45m x 3.56m)

Peacefully situated to the rear of the property and fitted with sealed unit double glazed window with window seat beneath, a gas and coal effect living flame fire set onto marble hearth and back cloth with 2 wall light points above and a central heating radiator.

### Dining Room

15'2" x 8'9" (4.62m x 2.67m)

Fitted with sealed unit double glazed windows to side and rear, a gas and coal effect living flame fire set into a stone fire surround and mantle and a central heating radiator.

### Inner Vestibule

### Kitchen

11'3" x 8'3" (3.43m x 2.51m)

Comprising a range of matching floor and wall units with laminated working surfaces, a 4 ring ceramic hob with overhead extractor fan and light, split level double oven and grill, integral dishwasher, washing machine and an inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer. There is also a central heating radiator and an access door to the cloakroom WC.

### Cloakroom WC

Furnished with a 2 piece suite comprising low flush toilet and hand wash basin.

### Garage

20'10" x 11'10" (6.35m x 3.61m)

A detached garage fitted with up and over door, power and light points, a side access door and windows.

### Store Room

13'0" x 12'6" (3.96m x 3.81m)

Located behind the garage and provides a storage accommodation.

### Storage/Workshop

16'0" x 12'0" (4.88m x 3.66m)

Fitted with a roller shutter door and offering the opportunity to be converted to an additional garage.

## FIRST FLOOR:

### Bedroom 1

15'9" x 11'3" (4.80m x 3.43m)

Peacefully situated to the rear of the property and fitted with sealed unit double glazed windows overlooking the rear gardens, a central heating radiator and a spacious walk-in store cupboard.

### Bedroom 2

10'3" x 9'6" (3.12m x 2.90m)

Fitted with a central heating radiator and sealed unit double glazed window.

### Bedroom 3

11'7" x 11'2" (3.53m x 3.40m)

There are sealed unit double glazed windows to both front and rear and a central heating radiator.

### Bathroom

Fully tiled to the walls and furnished with a 4 piece suite comprising low flush toilet, pedestal wash basin, panelled bath and corner shower cubicle. There is also a central heating radiator and sealed unit double glazed window.

## OUTSIDE:

The property benefits from extensive lawned gardens being enclosed by trees and bushes alongside a large driveway providing off-road parking and a detached garage.

## 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 our Huddersfield office via Chapel Hill (A616) heading towards Lockwood. At the traffic lights, turn left onto Bridge Street and follow the road around as it becomes Woodhead Road. Continue along Woodhead Road passing through Berry Brow and on towards Honley. At the traffic lights next to the Asda petrol station, bear right and then at the cross roads, turn right again onto Eastgate. Follow this road around as it becomes Westgate and proceed onwards. At the roundabout, head straight across on the first exit onto Moor Bottom. Shortly after, turn left onto Bradshaw Road and follow this road down where the property can be found on the left hand side identified by the Bramleys for sale board.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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.





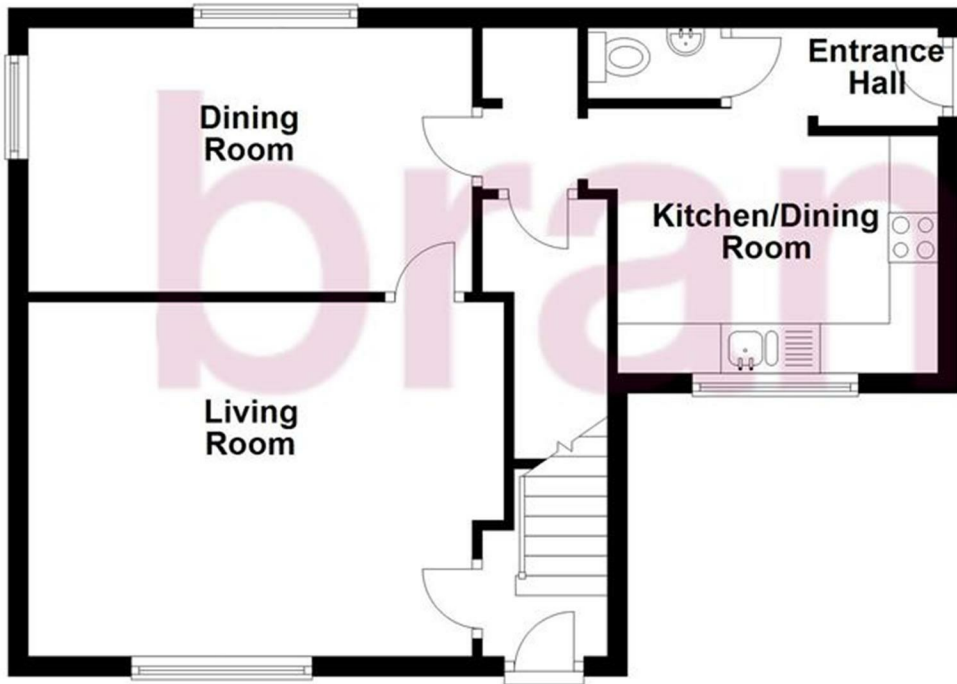




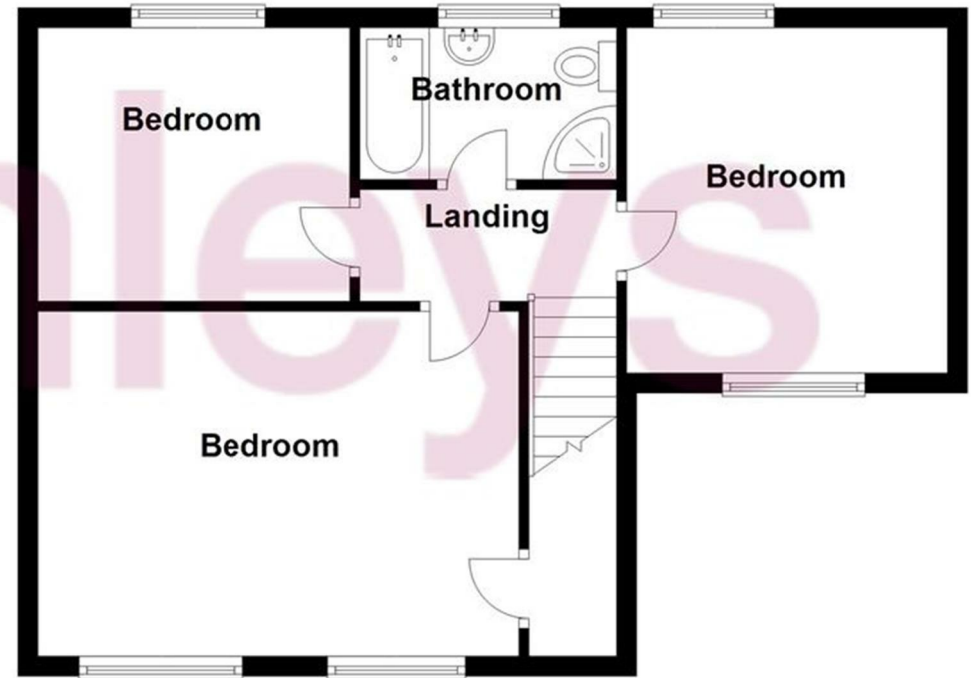




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

