



78 Fleminghouse Lane, Waterloo, Huddersfield, HD5 8QG

Offers In Excess Of £250,000

**bramleys**

Having undergone an extensive program of modernisation and refurbishment works, the property now provides a spacious and luxuriously appointed 3 bedroom detached property. Boasting magnificent ensuite facilities to the master bedroom, the property has been extended from its original form to provide a magnificent dining kitchen with a wealth of integrated appliances and modern bathroom and ensuite with matte black fittings. Located in the popular residential area of Almondbury, the property is approximately 3 miles from Huddersfield town centre and most daily requirements can be satisfied the shopping area of Waterloo which has Morrisons, M&S and McDonalds close by. Only by a personal inspection can one truly appreciate the size, position and quality of this outstanding family home.

Energy Rating: C





## GROUND FLOOR:

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

### Entrance Hall

With a central heating radiator.

### Lounge

12'0" x 12'3" inc bay (3.66m x 3.73m inc bay)

With a uPVC double glazed, square bay window to the front elevation, central heating radiator and sunken LED lighting.

### Dining Kitchen

20'3" x 16'7" max inc staircase (6.17m x 5.05m max inc staircase)

Fitted with a range of matching, high gloss wall and base units with laminated work surfaces and upstands. There are a wealth of integrated appliances to include a 4 ring induction hob with overhead extractor fan and light, split level oven and grill with additional microwave oven, dishwasher, fridge and freezer. There is a central island which houses the Asterite sink

unit, with mixer taps and incorporates a breakfast bar. The kitchen is also fitted with sunken LED lighting, 2 central heating radiators, built-in understairs storage cupboard and French doors which lead directly into the rear garden. A further door leads into the utility.

### Utility

7'2" x 6'1" (2.18m x 1.85m)

Being plumbed for a washing machine and having a uPVC double glazed window.

### Bedroom 2

9'10" x 9'10" (3.00m x 3.00m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window, sunken LED lighting and TV aerial point.

### Bedroom 3

9'0" x 6'3" (2.74m x 1.91m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window and sunken LED lighting.



## Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards beneath and bath with matt black mixer taps and overhead matt black rainwater shower head. There is also a matt black ladder style radiator and uPVC double glazed window.

## FIRST FLOOR:

Accessed from the dining kitchen.

## Landing

## Master Bedroom

20'2" x 12'10" (6.15m x 3.91m)

There are 2 uPVC double glazed windows to the rear, central heating radiator, additional eaves storage and an access door leads through to the en suite.

Please note, there is partial restricted roof height.

## En suite Bathroom

A most spacious en suite which is furnished with matt black taps, shower fittings and ladder style radiator. The suite comprises of a low flush WC, vanity wash basin with cupboards beneath, panelled bath and double width walk in shower cubicle with rainwater head and additional hose. There are part tiled walls, fully tiled floor, sunken LED lighting and a uPVC double glazed window.

## OUTSIDE:

To the front of the property there are shaped lawned gardens and tarmac driveway with parking for 2 vehicles. To the rear there are enclosed gardens with lawns, mature borders and garden store.

## Garage

18'4" x 8'8" (5.59m x 2.64m)

With up and over door, power/light points and a uPVC double glazed window.

## 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 passing through the traffic lights at Aspley and Moldgreen and continue along Wakefield Road, passing through the traffic lights at the junction with Dalton Green Lane. Take a right hand turning onto Fleminghouse Lane, continuing up the hill bearing right on Fleminghouse Lane and the property can be found shortly after on the right hand side identified by the Bramleys for sale board.

## TENURE:

Leasehold - Term: 999 years from 25 March 1922 / Rent : £3.18.4

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

C

## 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:

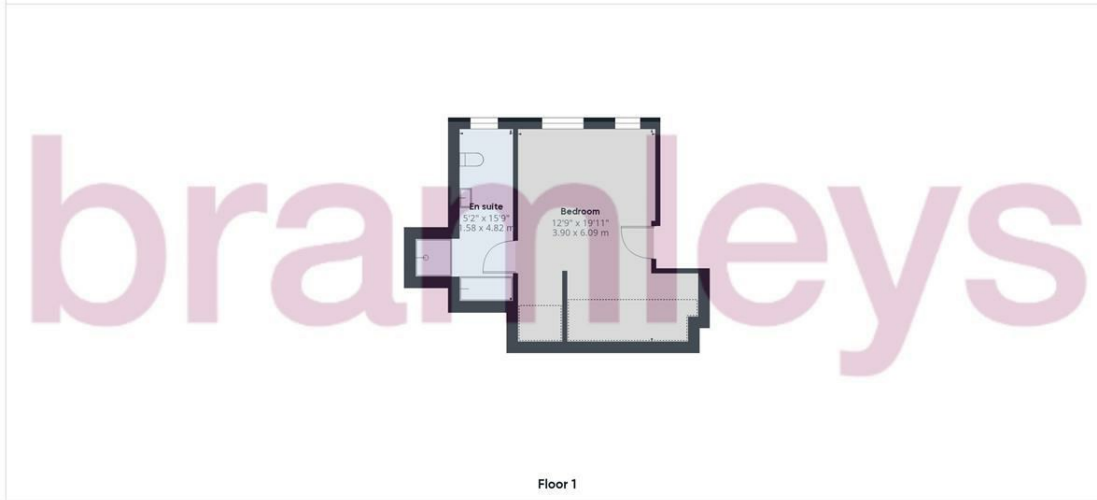
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Floor 0



Floor 1

Approximate total area<sup>m</sup>  
 1325.37 ft<sup>2</sup>  
 123.13 m<sup>2</sup>

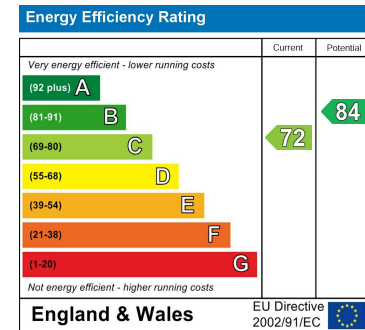
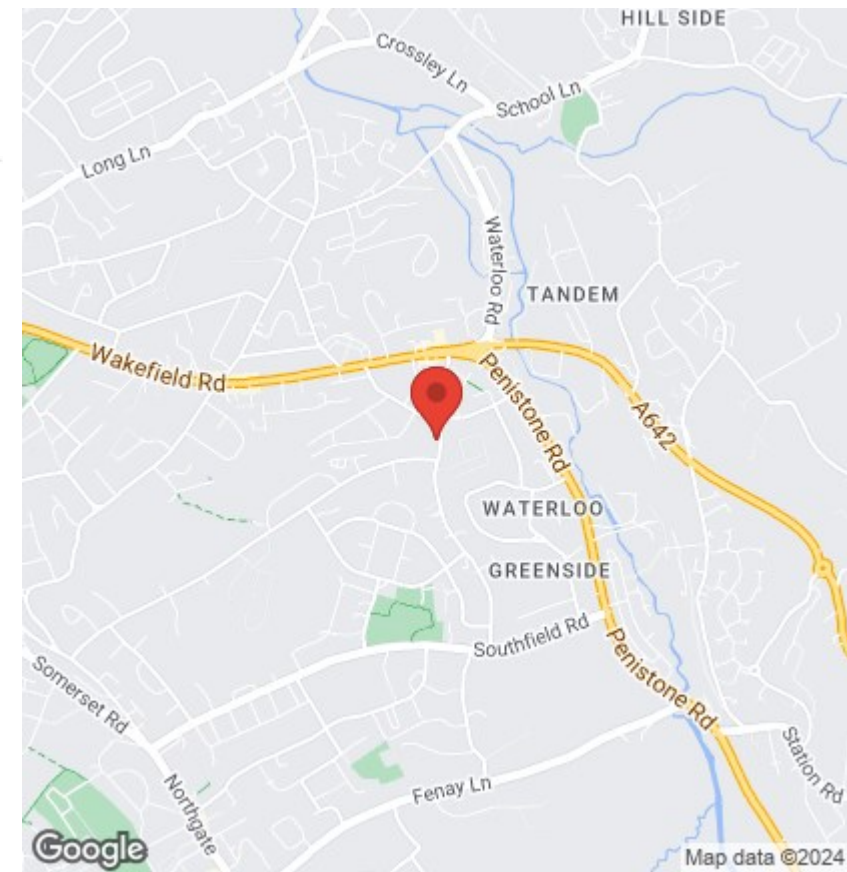
Reduced headroom  
 55.84 ft<sup>2</sup>  
 5.19 m<sup>2</sup>

(1) 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.

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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

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