



43A Sharp Lane, Almondbury, Huddersfield, HD4 6SS

Offers Over £600,000

bramleys

Situated in the heart of Woodsome Valley, with outstanding rear views, is this individually designed stone built, 3 bedroom, detached family home.

The property has remained in the same family since being built and therefore is being offered for sale for the first time since its construction.

With accommodation extending to approximately 1,750 sqft and boasting 3 double bedrooms, with en suite facilities to the master bedroom, the property also provide a spacious through lounge to the ground floor, a dining kitchen and magnificent sun lounge overlooking the rear gardens.

Externally there is an electric gated entrance which gives access to the driveway which provides ample off road parking, together with a detached double garage.

The garden to the rear provides an ideal space for entertaining, with Yorkshire stone flagged terrace and spacious lawns.

Offering the ideal home for those looking to live in this popular and sought after residential location, the property must be viewed to be appreciated. With sealed unit double glazing and gas fired under-floor heating, an early viewing is highly recommended to avoid disappointment.

Energy Rating: D





GROUND FLOOR:

Enter the property through a solid timber external door into:-

Entrance Hall

With sealed unit double glazed windows and an access door to the cloakroom/WC. The entrance hall is open plan to the dining hall.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin. There is also a sealed unit double glazed window.

Dining Hall

17'4" x 12'7" (5.28m x 3.84m)

Peacefully situated to the rear with far reaching views over Woodsome Valley. This area has a gas coal effect fire with Minster style fire surround and mantel, exposed ceiling beams, 2 wall light points and sealed unit double glazed windows with feature inset mullions.

Lounge

24'0" x 13'0" inc bay (7.32m x 3.96m inc bay)

A magnificent through living room which has sealed unit double glazed windows to both front and side, gas and coal effect living flame fire set on to a marble hearth and backdrop with Adam's style fire surround and mantel. There is also a bay window to the rear with sealed unit double glazed windows and French doors leading directly out on to the rear terrace with fantastic southerly aspect across the Woodsome Valley.

Dining Kitchen

20'4" x 10'10" max / 6'10" min (6.20m x 3.30m max / 2.08m min)

With a range of matching wall and base units with granite working surfaces and a 1.5 bowl sink unit with mixer taps and waste disposal. Integrated appliances to include a 4 ring gas hob with overhead extractor fan and light, split level Neff double oven and grill, microwave and dishwasher. There is a

terracotta tiled floor, sunken LED lighting and the dining area is open plan to the sun lounge.

Sun Lounge

10'9" x 11'0" (3.28m x 3.35m)

Peacefully situated to the rear of the property with stunning views across Woodsome Valley. There are sealed unit double glazed windows to 2 sides and French doors leading directly out on to the rear terrace. The terracotta tiled flooring extends from the dining kitchen into the sun lounge.

Utility Room

5'7" x 6'4" (1.70m x 1.93m)

Fitted with base units, an inset stainless steel sink unit, terracotta tiled floor, plumbing for a washing machine and a timber and glazed side access door.

FIRST FLOOR:

A spindlerail balustrade staircase rises to the first floor galleried landing.





Landing

With exposed ceiling beams, trusses, sealed unit double glazed windows, 2 wall light points and a built-in airing cupboard.

Master Bedroom

20'0" x 12'8" max inc wardrobes (6.10m x 3.86m max inc wardrobes)

This spacious master bedroom is fitted with 5 door wardrobes with hanging and shelving facilities and sealed unit double glazed windows to both front and rear which provide far reaching views over the adjacent countryside.

En suite Bathroom

Being fully tiled to the walls and furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and roll top bath with claw feet, antique style mixer taps and shower attachment. There is a sealed unit double glazed window, sunken low voltage lighting and a heated towel rail.

Bedroom 2

16'5" max x 11'0" (5.00m max x 3.35m)

This well proportioned second bedroom is fitted with built-in wardrobes and a sealed unit double glazed window to the rear which provides superb far reaching views.

Bedroom 3

10'11" x 10'0" plus wardrobes (3.33m x 3.05m plus wardrobes)

Another good sized double bedroom which is fitted with 5 door wardrobes with hanging and shelving facilities and also a sealed unit double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and a panelled bath. There is also a sealed unit double glazed window to the rear elevation.

OUTSIDE:

To the front of the property, a twin stone pillared entrance with electric 5 bar gate gives access to the Yorkshire stone sett and Yorkshire stone flagged driveway which provides ample off road parking and in turn gives access to the detached double garage. To the rear of the property there is a Yorkshire stone flagged

terrace which takes full advantage of the southerly aspect, with views across Woodsome Valley. There are shaped lawned gardens with mature borders of flowers and shrubs.

Double Garage

17'8" x 17'7" (5.38m x 5.36m)

With an automated up and over door. The stone slate pitched roof provides additional eaves storage (if required).

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 on the A629 Wakefield Road, pass through the traffic lights at Aspley, get in the right hand lane and take a right hand turning into Somerset Road which then becomes Northgate. Take a right turning into Westgate and then a left into Sharp Lane. Follow the road down and the property will be found on the left hand side, identified by the Bramleys for sale board.

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.



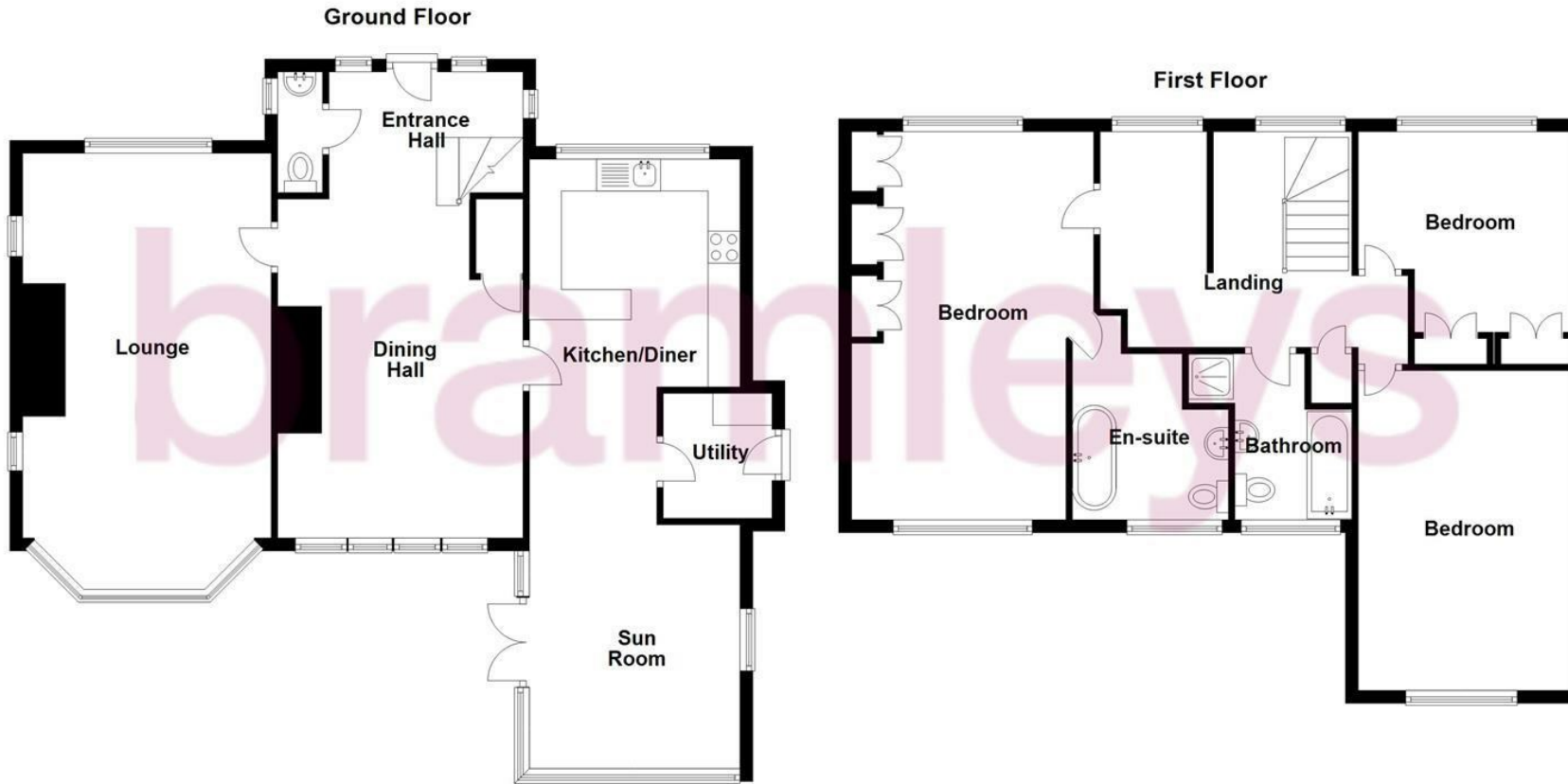




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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:

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		76
	63	

England & Wales EU Directive 2002/91/EC