



9 Moorfield Court, Grange Moor, WF4 4UL
Offers Over £525,000

bramleys

This substantial 5 bedroomed detached property is situated towards the head of this residential cul-de-sac on this popular development in the village of Grange Moor. Having stunning far reaching views, the property is handily located for those wishing to commute to the major trading centres of West and South Yorkshire, with access being gained to both the M1 and M62 within a 15 minute drive. In addition, the property is a prime catchment area for the much sought after King James School. Boasting 5 bedrooms and 3 bathrooms including 2 en suites, the property would make an ideal purchase for those with a young and growing family. No upper chain.

Energy Rating: C





GROUND FLOOR:

Entrance Hall

A composite entrance door gives access to the main entrance hall which has marble tiled flooring and ceiling coving. An access door leads to the:-

Cloakroom/WC

Being fully tiled to both the floor and walls and having a 2 piece suite comprising a concealed flush WC and vanity wash bowl with chrome waterfall and mixer taps.

Lounge

14'8" x 15'1" (4.47m x 4.60m)

The tiling extends from the entrance hall into this most spacious living room which has a gas and coal effect living flame fire set into a fire surround and mantel, underfloor heating, central heating radiator, 2 wall light points and ceiling coving. Timber and glazed double doors lead through to the:-

Dining Kitchen

23'10" x 15'2" max/11'4" min (7.26m x 4.62m max/3.45m min)

Having a range of matching modern high gloss floor and wall units with granite working surfaces and a range of integrated appliances including 4 ring induction hob with split level double oven and grill, wine cooler, dishwasher and space for an American style fridge/freezer. There is a 1.5 bowl sink unit with mixer taps and granite drainer, central heating radiator, peninsular breakfast bar and uPVC double glazed windows to both the side and rear with additional French doors leading directly into the rear gardens.

Utility Room

9'5" x 5'0" (2.87m x 1.52m)

The tiling extends from the kitchen into the utility room which has matching floor and wall units, inset Asterite sink unit with mixer taps, plumbing for automatic washing machine and central heating radiator.





Conservatory

13'4" x 10'4" (4.06m x 3.15m)

Peacefully situated to the rear of the property and having uPVC double glazed windows to 2 sides with French doors leading directly out into the rear gardens.

Study

9'1" x 8'1" max to bay (2.77m x 2.46m max to bay)

Having a uPVC semi-circular double glazed bay window to the front and a central heating radiator.

Family Room

16'1" x 16'0" (4.90m x 4.88m)

Formerly the double garage, there are 2 sets of uPVC double glazed windows, power and light points and providing a most useful additional living space.

FIRST FLOOR:

Landing

A staircase rises to the first floor landing which has a built-in linen cupboard and central heating radiator.

Master Bedroom Suite

13'9" plus robes x 16'0" max (4.19m plus robes x 4.88m max)

A most spacious master bedroom suite having a uPVC double glazed bow window to the front, French doors with Juliet balcony to the side overlooking the adjacent open fields, 2 graphite tall central heating radiator, sunken LED lighting and full width fitted robes with sliding mirrored doors.

En Suite Shower Room

Being part tiled to the walls and fully tiled to the floor with Travertine style tiling. There is a 4 piece suite comprising a low flush toilet, twin ceramic vanity wash bowls with chrome mixer taps and a free-standing roll top bath with claw feet, waterfall tap and additional shower hose and overhead rainwater shower. There is also a chrome ladder style radiator and uPVC double glazed window.

Guest Room

12'10" x 12'0" (3.91m x 3.66m)

Situated to the front of the property and having a uPVC double glazed bay window overlooking the greenspace. There is sunken LED lighting and a central heating radiator.

En Suite Shower Room

Having a 3 piece suite comprising low flush toilet, vanity wash bowl with matt black mixer taps and walk-in fully tiled shower cubicle again with matt black fittings, rainwater head and additional hose. There is a matt black central heating radiator/towel rail and a uPVC double glazed window.

Bedroom 3

12'0" x 9'1" (3.66m x 2.77m)

Having a central heating radiator and uPVC double glazed window.

Bedroom 4

9'10" x 9'0" (3.00m x 2.74m)

Having a central heating radiator and uPVC double glazed window.

Bedroom 5

12'0" x 8'8" (3.66m x 2.64m)

Having a graphite tall central heating radiator and uPVC double glazed French doors with Juliet balcony overlooking the adjacent fields. The connecting wall between bedroom 4 and 5 has been removed by the existing owners to create one large room, however, they would reinstate the wall should the prospective purchaser wish to have them as separate bedrooms.

Family Bathroom

Being fully tiled to both the floor and walls and having a 3 piece white suite comprising low flush toilet, vanity ceramic wash bowl with drawers beneath and chrome mixer taps and a deep sunk bath with chrome central mixer taps, overhead rainwater shower and additional hose. There is matt black ladder style radiator and uPVC double glazed window.





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.

OUTSIDE:

To the front of the property is a tarmacadam driveway/parking apron providing parking for 4/5 vehicles with wrought iron rails to the side. To the rear is a flagged patio, Astro Turf lawn, seating area and garden lighting. To the side of the property is a terrace taking full advantage of the views to the side of the property. The raised area has exterior heating.

BOUNDARIES & OWNERSHIPS:

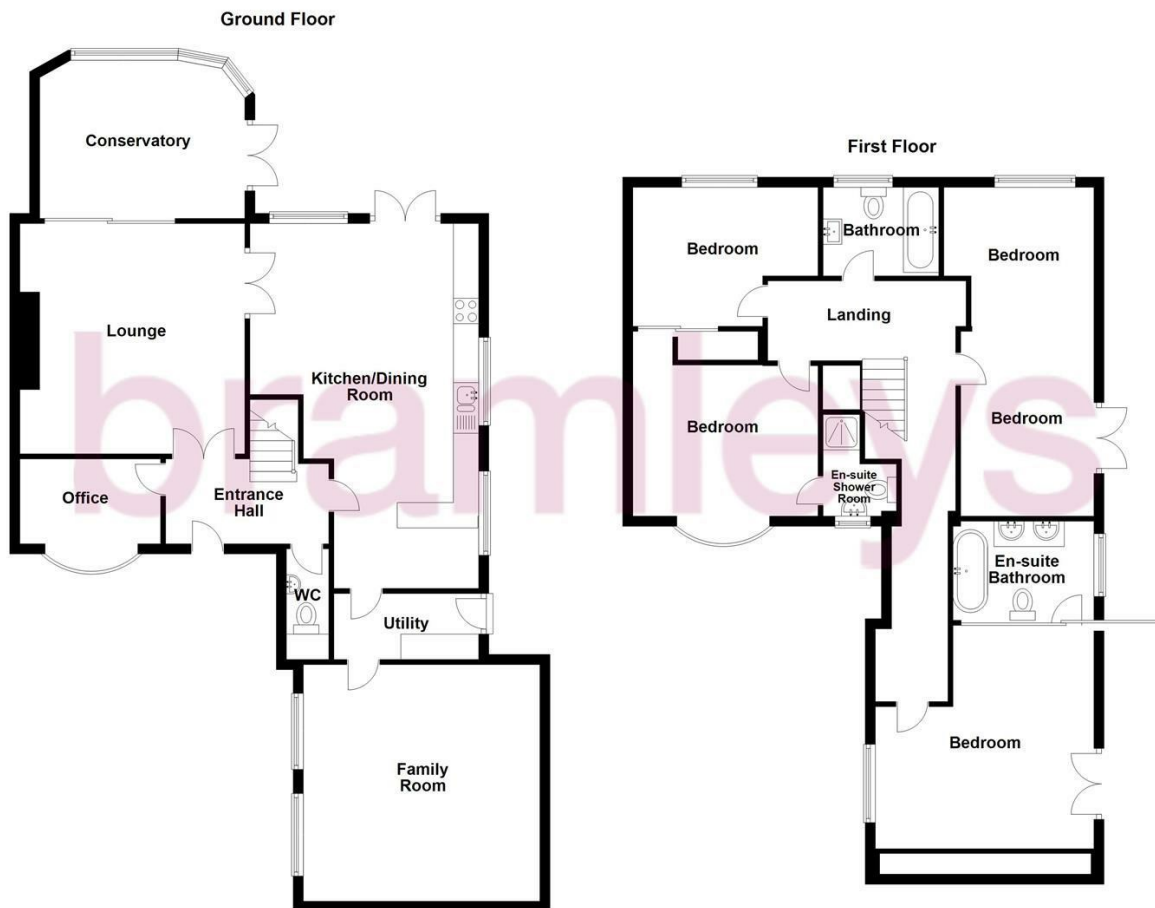
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through Aspley and heading towards Waterloo. At the junction, keep heading straight across and stay on Wakefield Road for about 3 miles. At the Grange Moor roundabout, take the second exit and then take a left turn onto Ben Booth Lane. After a short distance, take the left turn onto Shuttle Eye Way and then a right turn onto Moorfield Court where the property can be find identified by the Bramleys for sale board.







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	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	