



25 Broadgate, Almondbury, Huddersfield, HD5 8HR  
£325,000

**bramleys**



Located in the sought after village of Almondbury, is this superb stone built, 3 bedroom semi-detached property. Located approximately 1 mile from Huddersfield town centre, yet a similar distance from the rural walks across Woodsome valley and Castle Hill. The property would ideally suit the family buyer or those looking for a spacious property with ready to move into accommodation.

Beautifully presented, the property is fitted with a range of high quality fixtures and fittings throughout, to include a modern kitchen with a wealth of integrated appliances and 4 piece bathroom with matt black fittings.

Extended from its original form by way of a conservatory to the rear and also having a most useful attic room which is accessed via a spiral staircase. The property provides approximately 1,200 sqft of accommodation with plenty of storage.

Externally there are spacious gardens to both front and rear, together with driveway providing off road parking and a detached single garage.

Energy Rating: D









## GROUND FLOOR:

A feature stone arch gives access to the entrance porch.

### Entrance Porch

A timber and glazed entrance door with leaded panels gives access to the property.

### Entrance Hall

A bright and airy entrance hall which is fitted with period style tiled flooring, built-in cloaks cupboard and a graphite central heating radiator.

### Lounge

15'9" inc bay x 13'0" (4.80m inc bay x 3.96m)

This beautifully presented reception room, is fitted with a feature fireplace with inset wood burning stove, picture rail

decor, 2 wall light points, ceiling coving, laminate flooring and a uPVC double glazed bay window.

### Dining Kitchen

22'10" x 13'3" (6.96m x 4.04m)

A most spacious dining kitchen, having a range of high quality wall and base units with laminated work surfaces and part tiled walls. There are a range of integrated appliances including a 6 burner Rangemaster cooker with double oven and grill, washing machine, fridge and freezer. There is a central island with built-in wine cooler, laminate flooring, sunken LED lighting, a central heating radiator, space for a dishwasher, uPVC double glazed window, side entrance door and built-in pantry cupboard. An archway leads through to the conservatory.

### Conservatory

8'10" max x 9'0" (2.69m max x 2.74m)

Peacefully situated to the rear of the property. The conservatory is set onto a stone base, with uPVC double glazed windows to three sides and French doors leading directly into the rear gardens.

## FIRST FLOOR:

### Landing

A spindlerail balustrade staircase leads up to a half landing and then returns up to the main landing which has a uPVC double glazed window and ceiling coving. A door gives access to a storage area.





### Master Bedroom

13'0" x 12'0" max inc wardrobes (3.96m x 3.66m max inc wardrobes)

Having full width fitted 7 door wardrobes with hanging and shelving facilities and additional overhead storage cupboards. There is a central heating radiator, ceiling coving and a uPVC double glazed window.

### Bedroom 2

12'11" max x 10'2" (3.94m max x 3.10m)

Situated to the front of the property, having ceiling coving, a central heating radiator and a uPVC diamond leaded, double glazed window.

### Bedroom 3

8'2" x 7'9" (2.49m x 2.36m)

Having a central heating radiator, laminate flooring and a uPVC diamond leaded, double glazed window.

### Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, vanity wash bowl with drawer unit beneath and matt black mixer taps, deep sunk freestanding bath with matt black mixer taps and shower attachment, together with a fully tiled shower cubicle with rainwater head and additional hose. The bathroom also has a matt black ladder style radiator, 2 uPVC double glazed windows, part tiled walls and a fully tiled floor.

### Storage Room

With a wrought iron staircase which leads to the second floor attic room.

### SECOND FLOOR:

#### Attic Room

11'9" x 17'8" max (3.58m x 5.38m max)

This useful additional room is fitted with a Velux window, central heating radiator and additional eaves storage. Please note there is partial restricted roof height.

#### OUTSIDE:

The property has gardens to both front and rear. To the front there is a low maintenance garden with flowerbeds, bushes and driveway which leads down the side of the property to the single detached garage. To the rear there are full enclosed, spacious gardens which comprise a Yorkshire stone flagged terrace with steps which descend down to the lawn, flowerbed borders and adjacent decked seating area.

### Garage

With up and over door 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 (A629) keeping in the right hand lane, take the right hand turning onto Somerset Road. Continue along this road and after a short distance take a right hand turning onto Broadgate and the property can be found on the left hand side identified by the Bramleys for sale board.

### TENURE:

Leasehold - Term: 999 years from 29 September 1934

Rent : £3.17s.0d

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:

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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.

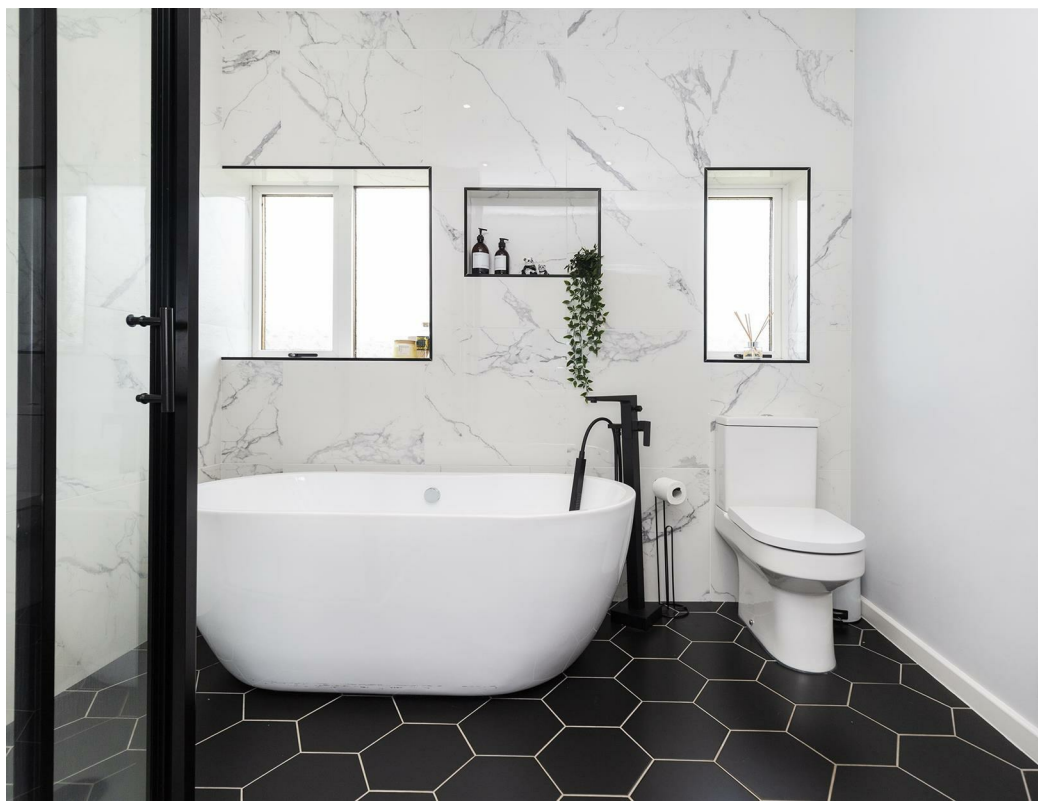
### ONLINE CONVEYANCING SERVICES:

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.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.









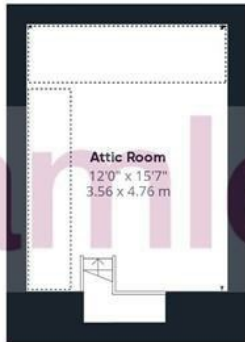




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1269.39 ft<sup>2</sup>  
117.93 m<sup>2</sup>

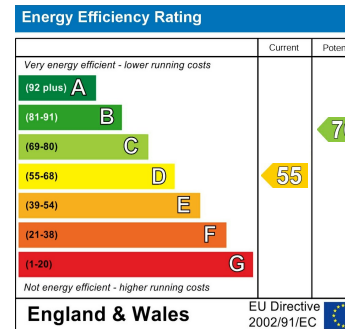
Reduced headroom

83.31 ft<sup>2</sup>  
7.74 m<sup>2</sup>

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



(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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