



105 Lowergate, Paddock, Huddersfield, HD3 4EP

Offers Over £325,000

bramleys

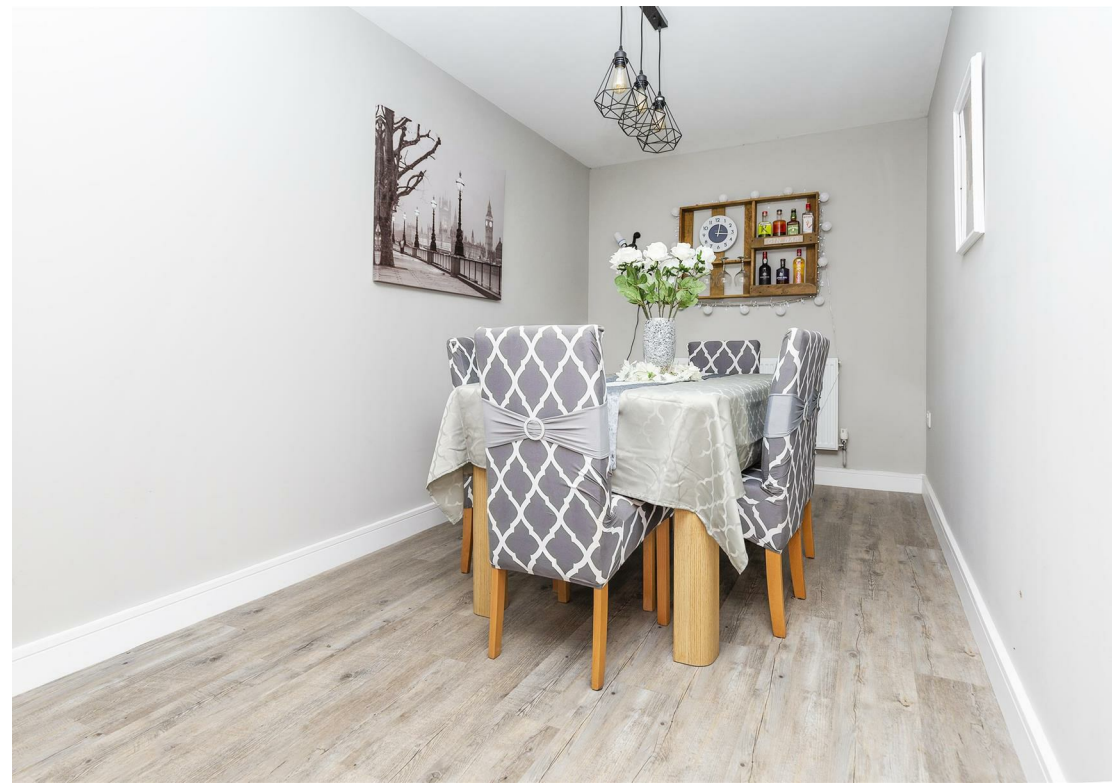


This deceptively spacious 4 bedroom detached residence, has accommodation arranged across 4 levels and extends to over 1,600sqft. Having en-suite facilities to 3 of the bedrooms, the property provides most spacious accommodation ideal for those with a young and growing family. Having an open aspect to the rear the property, which is enhanced by a living room with Juliet balcony, spacious dining kitchen with a wealth of integrated appliances and a magnificent second floor master bedroom suite with Cabrio balcony style window. Having low maintenance gardens to the rear, the property also provides 3 parking spaces and an EV charging point. Only by a personal inspection can one truly appreciate the size, quality and versatility of accommodation.

Energy Rating: B









## GROUND FLOOR:

A composite entrance gives access to the main entrance hall.

### Entrance Hall

Fitted with Karndean style flooring, a central heating radiator and an access door to the walk-in cloak storage cupboard. A door also gives access to the lounge.

### Lounge

14'10" x 14'8" (4.52m x 4.47m)

Peacefully situated to the rear of the property, fitted with a central heating radiator and a set of uPVC double glazed French doors giving access to the Juliet balcony with glazed screen and providing a pleasant wooded aspect.

### Bedroom 4

10'5" x 7'7" (3.18m x 2.31m)

Situated to the front of the property, with a uPVC double glazed window, central heating radiator and an access door to the en-suite shower room.

### En suite Shower Room

Being half tiled to the walls and fully tiled to the floor, this room is furnished with a 3 piece white suite comprising a low flush toilet, vanity wash bowl with chrome mixer taps and cupboard beneath and double width walk-in shower cubicle with over-head rain water head and additional hose. There is also a chrome ladder style radiator.

## LOWER GROUND FLOOR:

There is a staircase that descends to the lower ground floor.

### Inner Hallway

With central heating radiator and providing access to the dining kitchen.

### Cloakroom/WC

Furnished with a 2 piece white suite comprising a low flush toilet, hand wash basin with cupboards beneath, central heating radiator, part tiling to the walls, fully tiled floor and a central heating radiator.



### Dining Kitchen

17'10" x 15'0" (5.44m x 4.57m)

Fitted with a range of matching modern floor and wall units with a wealth of integrated appliances including 4 ring induction hob with overhead extractor fan and light, split level oven and grill, integral microwave, fridge, freezer and dishwasher. There is low level lighting and granite working surfaces. There is also a central island/breakfast bar with a 1.5 bowl sink with mixer taps and side drainer, together with a central heating radiator and being open plan to the dining area.

### Dining Area

12'0" x 7'5" (3.66m x 2.26m)

Having a central heating radiator and Karndean style flooring which extends from the dining area to the dining kitchen.

### Utility Room

12'8" x 6'4" (3.86m x 1.93m)

Having a range of base and wall units to match the kitchen, inset stainless steel sink unit with mixer taps and side drainer and plumbing for a washing machine. The flooring extends from the dining kitchen into the utility which also has a central heating radiator and an access door which into the boiler room which provides useful additional storage.

### FIRST FLOOR:

#### Landing

Having a central heating radiator and uPVC double glazed window.

#### Bedroom 3

14'10" max x 12'3" max (4.52m max x 3.73m max )

This bedroom is peacefully situated to the rear of the property. It is fitted with 2 uPVC double glazed windows with far reaching views, a central heating radiator and a bank of fitted wardrobes with sliding mirrored doors. A door gives access to the Jack and Jill en suite.

#### Jack and Jill En suite Bathroom

Being half tiled to the walls and having a fully tiled floor. There is a 3 piece white suite comprising low flush toilet, vanity wash basin with cupboards beneath and bath with overhead rainwater head shower, additional hose and glazed shower screen. There is also a uPVC double glazed window and central heating radiator. Accessed from both the bedroom and with a separate door on to the landing.

#### Bedroom 2

11'2" x 7'9" (3.40m x 2.36m )

Having a central heating radiator and uPVC double glazed window.

### SECOND FLOOR

A staircase rises to the second floor.

#### Landing

Having glass balustrade and leading directly into the master bedroom suite.

#### Master Bedroom Suite

16'0" x 11'7" (4.88m x 3.53m)

This most spacious master bedroom suite has a central heating radiator, Velux double glazed window to the front and to the rear has a magnificent Cabrio Velux window which opens out to provide a balcony style area attracting superb far reaching views. There are 2 central heating radiators and an access door to the en-suite shower room.

#### En suite Shower Room

Being half tiled to the walls and fully tiled to the floor. There is a 3 piece white suite comprising a low flush toilet, vanity wash basin with cupboards beneath and walk-in shower cubicle with overhead shower. There is a chrome ladder style radiator and Velux window.

### OUTSIDE:

To the front of the property there are 3 allocated parking spaces and an electric car charging point. Double patio doors from the kitchen lead directly into the rear gardens. The rear of the property has a decked area with adjacent Astro turf lawn, seating area with outside lighting, power sockets and water tap. The garden is fully enclosed by timber fencing and has steps descending to the rockery garden with wooded outlook.

### 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 A62 Manchester Road and proceed for approximately 1 mile. At the traffic lights at Longroyd Bridge bear right onto Longroyd Lane. Proceed under the viaduct as the road becomes Church Street and continue straight ahead for approximately 1 mile. On reaching the roundabout at Paddock Head, take the second left onto Longwood Road and then

first left after approximately 30 meters onto Lowergate where the property can be identified by the Bramleys for sale board.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**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:**

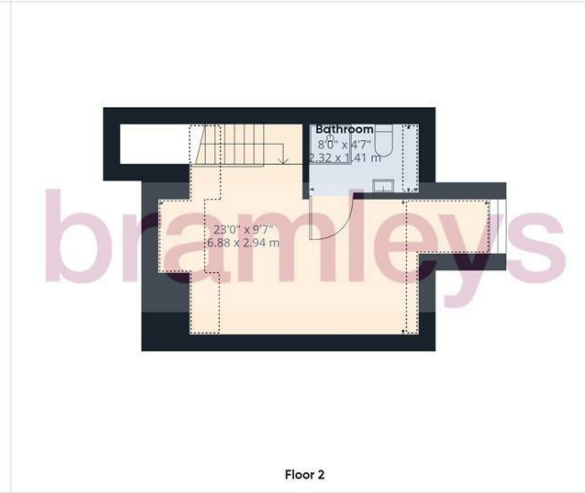
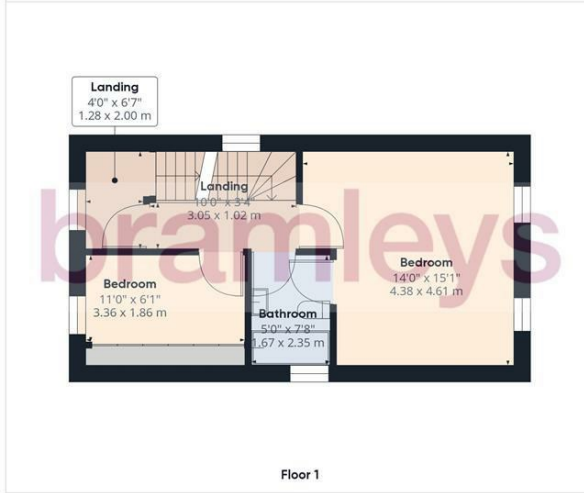
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











**Approximate total area<sup>(1)</sup>**  
 1558.61 ft<sup>2</sup>  
 144.8 m<sup>2</sup>

**Reduced headroom**  
 61.68 ft<sup>2</sup>  
 5.73 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.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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:

- 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.
- 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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