



61 Dog Kennel Bank, Almondbury, Huddersfield, HD5 8JB

£225,000

bramleys



This superb 2 bedroom detached true bungalow is situated in the popular residential area of Almondbury approximately 1 mile from Huddersfield town centre. Currently, the property is a 2 bedroom detached bungalow which has the opportunity to create dormer bedrooms (subject to consents). Benefitting from gas fired central heating and uPVC double glazing, the property is further enhanced by a detached garage with automated up and over door and a useful workshop or home office as well as having the benefit of gardens to both the front and rear. The property does require some modernisation works and this has been reflected within the asking price. An early internal inspection is highly recommended to appreciate the size and potential of this outstanding property.

Energy Rating: D



GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door into:-

Side Entrance Porch

8'8" x 5'5" (2.64m x 1.65m)

Where there is tiled flooring, a central heating radiator, uPVC double glazed windows and side access door.

Kitchen

13'8" x 6'0" (4.17m x 1.83m)

Fitted with a range of floor and wall units with tiled working surfaces and concealed lighting to wall units. Integral appliances include a 4 ring gas hob with in-built oven and overhead extractor fan and light. There is also plumbing for a washing machine, inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer, wood effect laminate flooring and uPVC double glazed window. The kitchen is open plan to the dining room.

Dining Room

15'0" x 11'10" (4.57m x 3.61m)

Peacefully situated to the rear of the property and having a semi-circular bay window to the rear with uPVC double glazed windows and rear access door. There is a fitted gas fire with stone fire surround and mantle, 2 wall light points above, 2 central heating radiators and ceiling coving. An access door leads to the inner hallway.

Inner Hallway

There is a central heating radiator and built-in cloaks cupboard.

Lounge

14'5" x 13'0" (4.39m x 3.96m)

Fitted with semi-circular bay window to the front with uPVC double glazed windows and benefitting from views across the adjacent woodland. There is also a central heating radiator, a magnificent fireplace housing the gas and coal effect living flame fire, heavy ceiling coving and a feature circular uPVC leaded and double glazed window to the side.

Bedroom

11'10" x 12'1" (3.61m x 3.68m)

Situated to the front of the property with a wooded outlook via a uPVC double glazed window and being fitted with a central heating radiator, built-in wardrobes with hanging and shelving facilities and overhead store cupboards.

Ensuite

Being half tiled to the walls and fully tiled to the floor and being furnished with a 2 piece suite comprising low flush toilet and pedestal wash basin. There is also a chrome ladder style radiator and uPVC double glazed window.

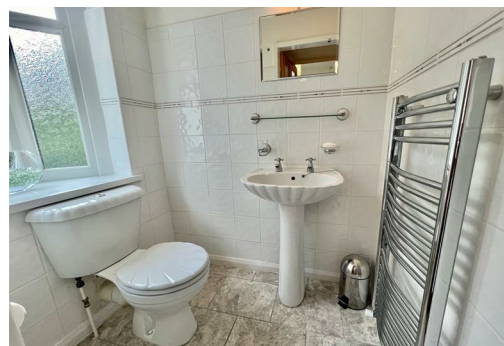
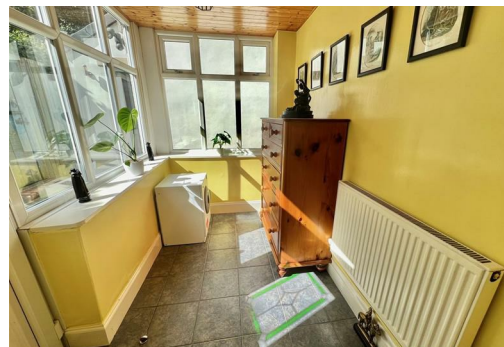
Bedroom 2

11'0" x 10'10" (3.35m x 3.30m)

Peacefully situated to the rear of the property and fitted with a central heating radiator, uPVC double glazed window, fitted 5 door wardrobes with mirrored fronts and hanging and shelving facilities with additional cupboards above.

Bathroom

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower. There is full tiling to both the floor and walls, a uPVC double glazed window, a central heating radiator and an additional electric heater.



Loft

Accessed via a retractable ladder.

OUTSIDE:

There are gardens to both the front and rear with the rear being tiered with various areas of rockery and water feature flagged seating areas.

Garage

16'11" x 12'6" (5.16m x 3.81m)

A detached garage with remote controlled up and over door, power and light points and water tap.

Workshop/Office

12'6" x 9'4" (3.81m x 2.84m)

With power and light points, laminated flooring, uPVC double glazed window to the side and feature circular window to the front.

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) towards Aspley and taking a right hand turn onto Somerset Road. Follow this road around and take a right hand turn onto Dog Kennel Bank and the property can be found further down the road on the left hand side identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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:

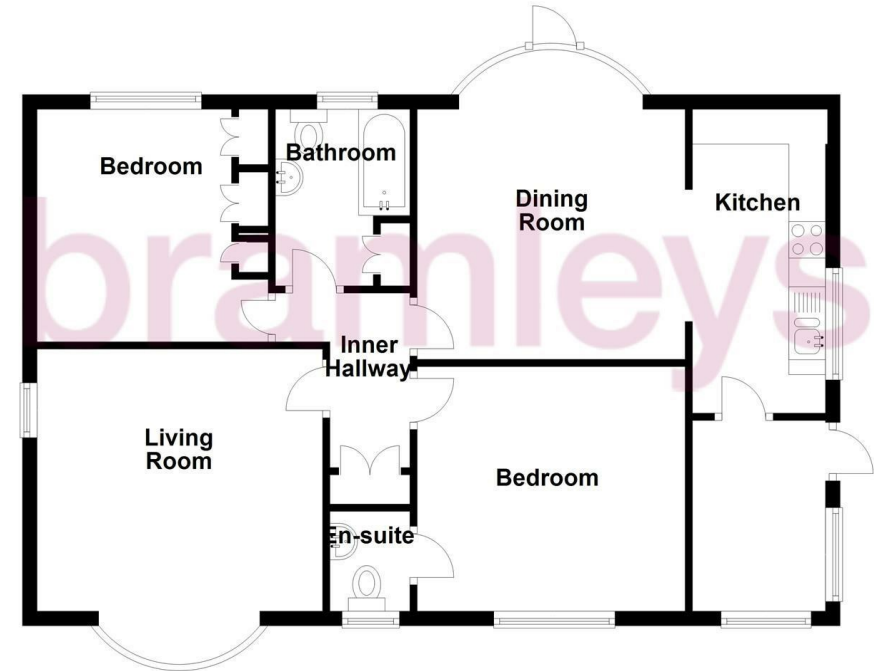
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361

Ground Floor



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			
(112 plus) A			
(81-111) B			78
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

