



6 Stead Lane, Kirkheaton, Huddersfield, HD5 0JP  
£325,000

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This 4 bedroom, semi detached property is situated in this highly desirable area close to the centre of Kirkheaton village. Having extensive gardens to the rear and boasting en suite facilities to the master bedroom, the property is further enhanced by a spacious dining kitchen, 2 reception rooms, utility, cloakroom/WC and integral garage. The property also provides gas fired central heating, uPVC double glazing and exterior security lighting, making it an ideal purchase for those with a young and growing family.

Most daily requirements can be satisfied in the village centre which is a short walking distance away, or within Huddersfield town centre a short drive away.

Only by a personal inspection can one truly appreciate the size, position and quality of this outstanding home.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property through a composite door with sealed unit double glazed panels to either side.

### Entrance Hall

With a built-in understairs storage cupboard and in turn there is an access door through the lounge.

### Lounge

14'6" x 11'0" (4.42m x 3.35m)

Situated to the front of the property, having a uPVC double glazed bow window, central heating radiator, together with a gas and coal effect living flame fire set onto a marble effect hearth and backdrop with Adams fire surround and mantel. An archway leads through to the dining kitchen.

### Dining Kitchen

17'7" x 8'10" (5.36m x 2.69m)

Fitted with a range of matching modern wall and base units with laminated work surfaces and part tiled walls. There are a range of integrated appliances to include a 5 ring Bosch gas hob, built-in double oven and grill, fridge and dishwasher. The kitchen is also fitted with a 1.5 bowl stainless steel sink with mixer taps and side drainer, glass fronted display cabinets, a uPVC double glazed window, sunken low voltage lighting and a central heating radiator. An archway from the dining area leads through to the sun room. There is an access door to the rear vestibule which gives access to the cloakroom/WC.

### Sun Room

10'0" x 7'6" (3.05m x 2.29m)

Peacefully situated to the rear of the property, having uPVC double glazing and a uPVC door which gives access to the landscaped rear garden.

### Cloakroom/WC

Furnished with a 2 piece white suite incorporating a low flush WC and hand wash basin. There is also a central heating radiator and wood effect laminate flooring which extends into the utility room.

### Utility Room

7'9" x 7'6" (2.36m x 2.29m)

Fitted with a range of matching modern wall and base units with laminated work surfaces, plumbing for a washing machine, inset 1.5 bowl stainless steel sink unit with side drainer, uPVC double glazed window and rear access door.

### Integral Garage

18'10" x 7'8" (5.74m x 2.34m)

With an up and over door and power/light points.

## FIRST FLOOR:

### Landing/Study Area

With spindle rail balustrade, a central heating radiator and uPVC double glazed window. The landing area provides space for a desk also.

### Master Bedroom

10'10" max x 11'9" (3.30m max x 3.58m)

Peacefully situated to the rear of the property, having a central heating radiator, dado rail and uPVC double glazed window. An access door leads through to the en suite.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash basin with chrome mixer taps and cupboards beneath and a double width walk-in shower cubicle with rain water head and additional hose. There is a chrome ladder style radiator, uPVC double glazed window and full tiling to the floor and walls.

### Bedroom 2

12'0" x 10'1" (3.66m x 3.07m)

Situated to the front of the property, having a bank of fitted wardrobes with sliding mirrored doors, a central heating radiator and uPVC double glazed window which provides far reaching views.

### Bedroom 3

12'0" x 8'0" (3.66m x 2.44m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 4

8'10" x 7'2" inc bulk-head (2.69m x 2.18m inc bulk-head)

With a central heating radiator and uPVC double glazed window, with far reaching views towards Emley Moor.

### Bathroom

Being part tiled to the walls and furnished with a 3 piece white suite incorporating a low flush WC, pedestal wash basin and panelled bath with central mixer taps, overhead shower and shower screen. There is also a chrome ladder style radiator and uPVC double glazed window.

### OUTSIDE:

To the front of the property there is a double width tarmac parking apron which in turn gives access to the integral garage and has adjacent lawns with flowerbed borders and inset fruit tree. To the rear there is a full width, Yorkshire stone flagged patio seating area, adjacent shaped lawns and is enclosed by conifer hedging and timber fencing. There is also exterior security lighting, electrical socket and water tap.

### 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 (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights keep in the left hand lane, travelling through the lights and taking the immediate left hand turning into Waterloo Road. At the roundabout bear right into School Lane and proceed for approximately  $\frac{3}{4}$  of a mile. Bear left down Bankfield Lane and after a short distance turn left into Stead Lane. Keep right and the property will be found on the right hand side, clearly identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### MORTGAGES:

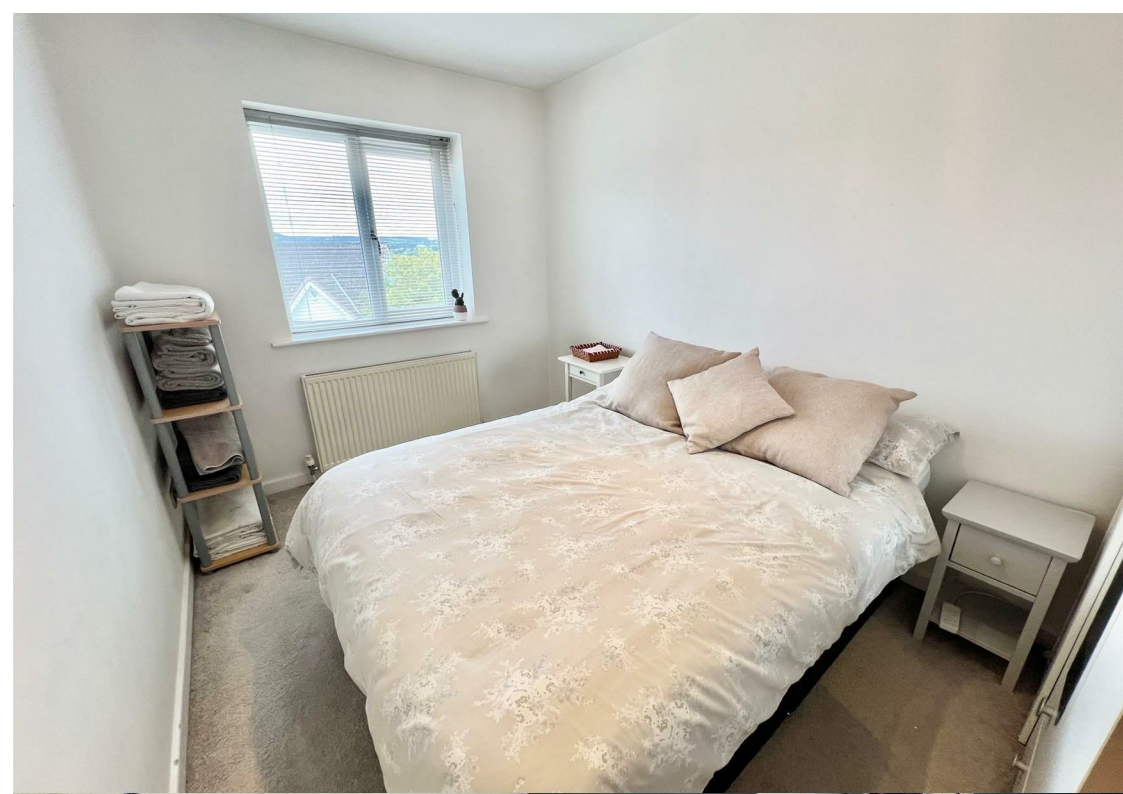
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

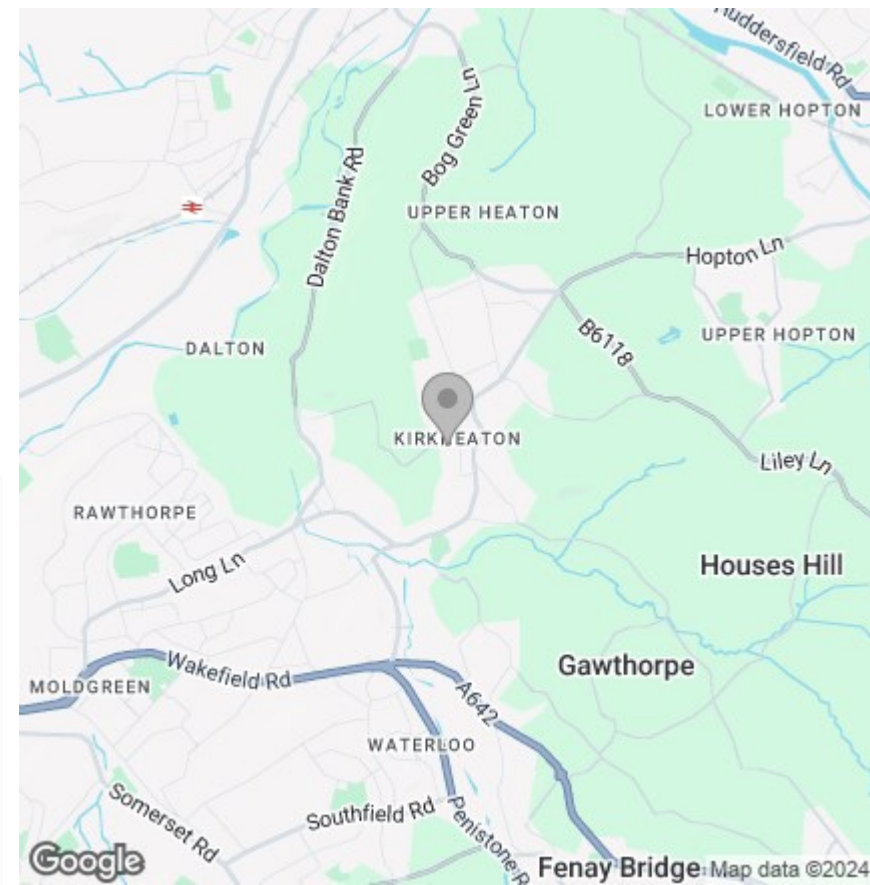
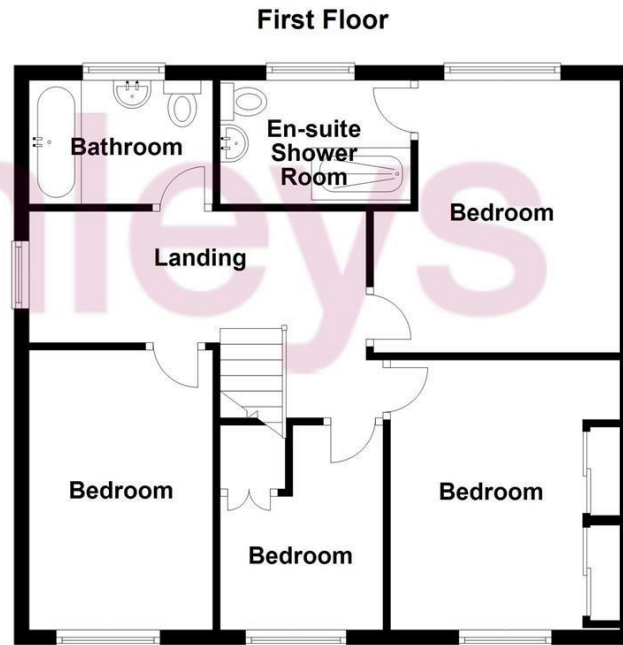
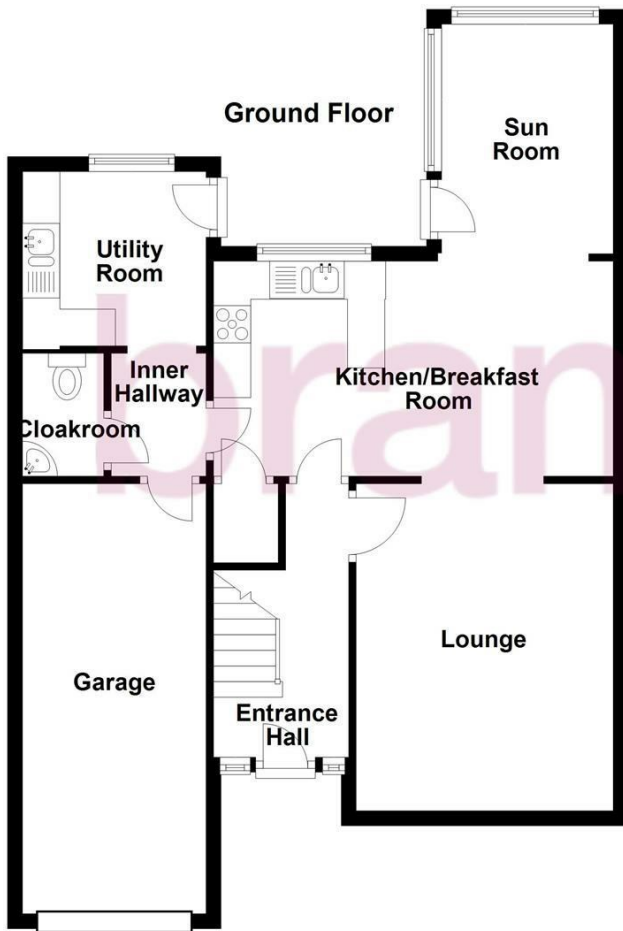
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

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







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) <b>A</b>		
(81-91) <b>B</b>		
(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	

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