



7 Furnbrook Gardens, Kirkheaton, Huddersfield, HD5 0DY
£325,000

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This 3 bedroomed detached true bungalow, is situated in this elevated position on this highly desirable cul-de-sac in the popular area of Kirkheaton. Attracting superb far reaching views across the nearby countryside, the property would appeal to those looking towards retirement. Having sealed unit double glazing and gas fired central heating. The property also has an attached tandem garage which could be incorporated into the living area, if required and therefore could provide most useful additional living space (subject to local authority approvals). With accommodation briefly comprising:- reception/breakfast area, kitchen , utility room, dining area, lounge, 3 bedrooms and a fully tiled shower room.

Energy Rating: D





GROUND FLOOR:

A composite entrance door gives access to the reception/dining area.

Dining Kitchen

Reception/Breakfast Area

8'8" x 6'4" max (2.64m x 1.93m max)

Having sealed unit, double glazed windows to 2 sides. There is a mixture of carpet and solid wood flooring and the reception/breakfast area opens up to the kitchen. There is also an access door to the utility room.

Kitchen

15'1" x 7'5" (4.60m x 2.26m)

Fitted with a range of matching wall and base units with laminated working surfaces and part tiling to the walls. There is a 4 ring induction hob with overhead extractor fan and light, split level oven and grill and integrated microwave and dishwasher. There is also a 1.5 bowl stainless steel sink unit with mixer taps and side drainer and a sealed unit, double glazed window.

Utility Room

6'9" x 5'5" max (2.06m x 1.65m max)

Fitted with cupboards, part tiled walls, sealed unit double glazed windows and plumbing for a washing machine. An access door leads through to the reception/breakfast area.

Dining Area

15'10" x 9'9" (4.83m x 2.97m)

This good sized dining area has uPVC sliding double glazed, patio doors to the rear and superb far reaching views. The dining area is open to the lounge.

Lounge

15'10" x 9'7" (4.83m x 2.92m)

Having a gas and coal effect living flame fire, set onto a Cornish slate hearth and back cloth. There are 2 wall light points and uPVC double glazed patio doors to the rear with the superb far reaching views.

Inner Hallway

Master Bedroom

13'8" x 10'9" (4.17m x 3.28m)

Peacefully situated to the rear of the property with stunning far reaching views towards Emley Moor. This room is fitted with full width built-in wardrobes with sliding mirrored doors and a uPVC double glazed window

Bedroom 2

14'0" x 9'3" (4.27m x 2.82m)

Having a uPVC double glazed window.

Bedroom 3/Study

10'10" x 9'8" (3.30m x 2.95m)

Fitted with a range of fitted furniture, including 4 door wardrobes with hanging and shelving facilities, a dressing table with drawer units to the side and a uPVC double glazed window allowing superb far reaching views.

Shower Room

Being fully tiled to the walls and having a 3 piece suite comprising concealed flush WC, sink unit with vanity cupboards beneath and a fully tiled corner shower cubicle. There is a chrome electrically operated towel rail, sunken low voltage lighting and a sealed unit double glazed window.

LOFT:

Accessed from the house and the garage, it provides useful additional storage.

OUTSIDE:

A resin driveway leads to the front of the property which has a turning area and parking for 3/4 vehicles and in turn leads to the integral tandem garage. The gardens to the front are filled with flowers, bushes and shrubs. To the rear of the property, there is a flagged terrace taking full advantage of the southerly aspect and stunning views beyond, tiered lawned gardens with mature borders and a further landscaped section of garden which slopes down to the road, a tiered path provides access to this area.

Integral Tandem Garage

31'9 x 9'8" max (9.68m x 2.95m max)

A spacious tandem garage which has a remote controlled roller shutter door and is fitted with power and light points, independent side access door and gable window. The garage could be utilized to extend the living accommodation if required (subject to local authority approvals).

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) and proceed through Aspley and Moldgreen. At the traffic lights in Waterloo bear left into Waterloo Road. At the mini roundabout turn right into Albany Road. At the next mini roundabout go straight ahead into School Lane which then becomes St Marys Lane. As the road climbs up the hill, turn left into Furnbrook Gardens and the property will be found towards the head of the cul-de-sac on the left hand side.

TENURE:

Freehold

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.

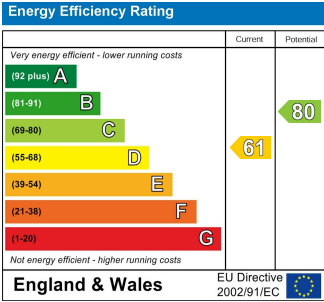
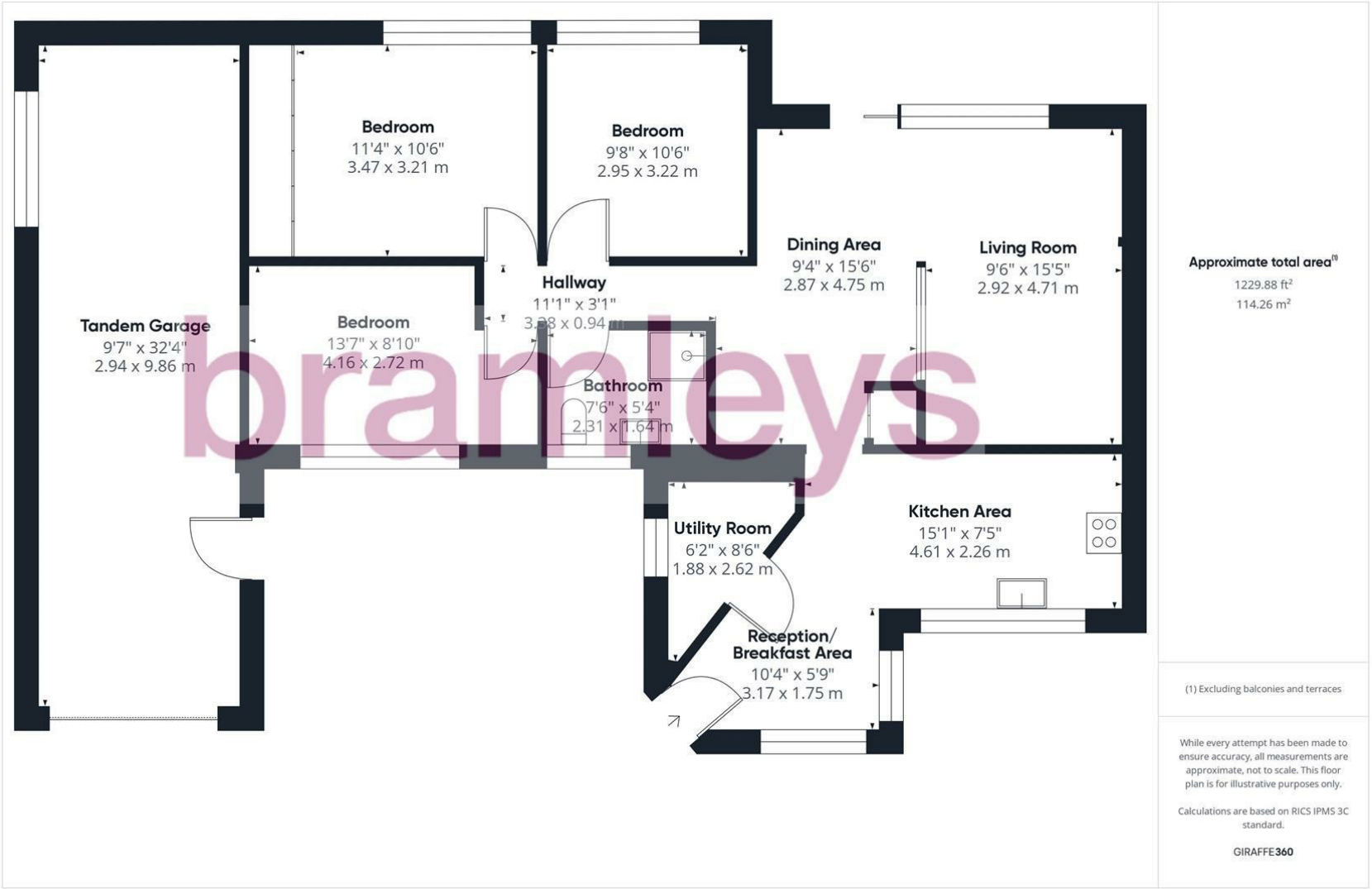
VIEWINGS:

Please call our office to book a viewing 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

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