



5 Tunnaclyffe Road, Newsome, Huddersfield, HD4 6QQ
£500,000

bramleys

This substantial stone built, 6 bedroom Victorian residence is immaculately presented throughout and displays features one would normally expect from a property of this era, such as deep sunk skirting boards, ornate ceiling coving and roses, feature fireplaces and carved newel post.

With extensive accommodation arranged across 4 levels, the property provides 6 double bedrooms, with en suite facilities to the master bedroom, 2 reception rooms, breakfast kitchen and spacious lower ground floor cellar rooms.

Forming an ideal purchase for those with a young and growing family, an early internal viewing is highly recommended to truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: TBA





GROUND FLOOR:

Enter the property through a composite external door with sealed unit double glazed panels into:-

Entrance Hall

With tiled flooring, deep sunk skirting boards, decorative ceiling coving and a magnificent turned, spindlerail balustrade staircase with carved newel post. There is also a central heating radiator and further timber and glazed additional side entrance door.

Lounge

16'3" x 16'2" (4.95m x 4.93m)

Having a magnificent full height bay window with sash windows. The room is dominated by a magnificent Adams style fire surround and mantel with marble hearth and housing the open grate fire. There are deep sunk skirting boards, heavy ceiling coving, a centre ceiling rose and 3 wall light points.

Dining Room

16'3" x 16'1" (4.95m x 4.90m)

A spacious dining room with deep sunk skirting boards, heavy ceiling coving, antique style

radiator, ornate centre ceiling rose and uPVC double glazed window. There is also a gas and coal effect, living flame fire which is set into a marble effect hearth and backdrop, together with carved fire surround and mantel.

Breakfast Kitchen

16'0" x 9'10" (4.88m x 3.00m)

Fitted with a range of matching modern wall and base units with block wood work surfaces and part tiled walls. There is a Rangemaster 5 burner gas range with oven and grill, 1.5 bowl ceramic sink unit with mixer taps and side drainer, space for an American style fridge freezer, integral dishwasher, wine rack and concealed lighting to the wall units. There is also tiled flooring, uPVC double glazed window and fixture bench seating to the breakfast area.

LOWER GROUND FLOOR:

Accessed from the entrance hall.

Cellar

Providing a variety of rooms including a wash kitchen, coal store, workshop and additional store room.



Wash Kitchen

16'0" x 11'8" max (4.88m x 3.56m max)

With a Belfast sink, plumbing for a washing machine, power and light points.

Store Room

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

With power and light points.

FIRST FLOOR:

Landing

With a magnificent stained and coloured glass sash window, spindlerail balustrade staircase, decorative ceiling coving and deep sunk skirting boards.

Master Bedroom

15'10" x 16'2" max inc en suite (4.83m x 4.93m max inc en suite)

This beautifully presented master bedroom is fitted with decorative ceiling coving, antique style central heating radiator, large uPVC double glazed windows with wooded outlook, built-in double wardrobes with hanging and shelving facilities and overhead bedhead store cupboards. An access door leads into the en suite shower room.

En Suite Shower Room

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin and double width walk-in shower cubicle with glazed screen. There is a chrome electrically heated radiator, 2 wall light points and sunken LED lighting.

Bedroom 2

15'11" x 16'4" (4.85m x 4.98m)

Peacefully situated to the front of the property, having uPVC double glazed sash windows, antique style central heating radiator, delft rack, decorative ceiling coving and ornate centre ceiling rose.

Bedroom 3

16'5" x 10'0" (5.00m x 3.05m)

Having a cast iron Victorian fireplace with mantel above, antique style central heating radiator, uPVC double glazed window and built-in wardrobes.

Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash basin, corner shower cubicle with overhead rainwater shower and a freestanding roll top bath with claw feet and independent chrome mixer taps with additional antique style shower attachment. There is also a uPVC double glazed window, central heating radiator and wall light points.

SECOND FLOOR:

Landing

Having eaves storage cupboards to either side and an access door into:-

Bedroom 4

16'0" x 11'10" (4.88m x 3.61m)

A most spacious and contemporary double bedroom which has exposed ceiling beams and sash window to the side.

Bedroom 5

16'2" x 9'0" (4.93m x 2.74m)

A most spacious double bedroom, with a central heating radiator and uPVC double glazed window with far reaching views.

Bedroom 6

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

A most spacious bedroom which has a uPVC double glazed sash window to the side elevation.

OUTSIDE:

To the front of the property there are extensive gardens, which are predominantly lawned and being fully enclosed by stone walling. There is a full width flagged patio and seating areas.

PLEASE NOTE:

The seller is related to a member of Bramleys staff.

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 Chapel Hill (A616) in the direction of Holmfirth. At the set of traffic lights turn left into Colne Road and then left onto Queen Street South. Turn right into Firth Street, keeping right into Kingsbridge Road. At the traffic lights continue straight ahead up Newsome Road. Turn left onto Whitegate Road and follow this road up as it becomes Tunnacliffe Road. The property will be found on the left hand side, clearly identified by a Bramleys for sale board.

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.

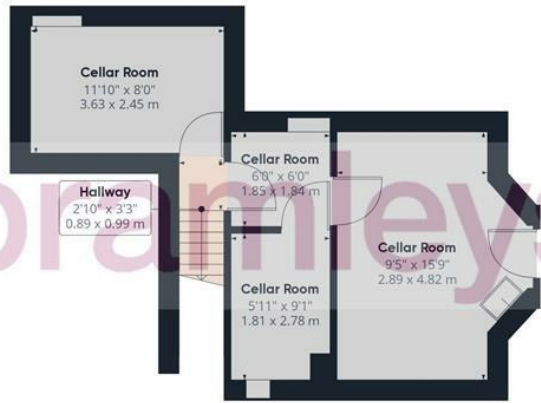
VIEWINGS:

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

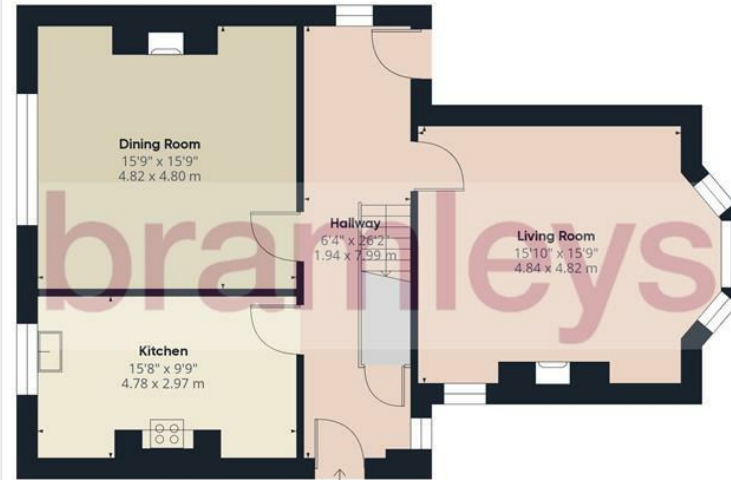
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



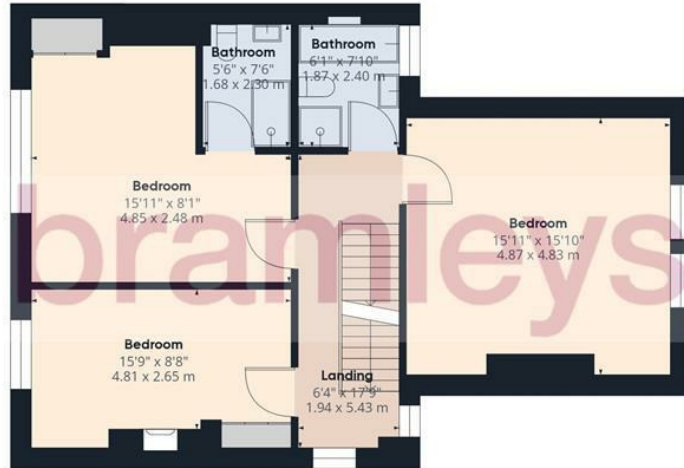




Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2483.99 ft²
230.77 m²

Reduced headroom

5.92 ft²
0.55 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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