



97 Fleminghouse Lane, Almondbury, HD5 8UE

£395,000

bramleys



This impressive detached property offers a perfect blend of comfort and versatility. Being larger than it would appear from the exterior, the property boasts an inviting open plan living space at first floor level within the converted attic space that is ideal for modern family life. This layout is particularly well-suited for accommodating a teenager requiring their own space or a live-in parent.

The home features 4 well-proportioned bedrooms, ensuring ample space for family members or guests. With 2 bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, you will find parking for up to 3/4 vehicles, along with a garage and workshop, offering plenty of storage and workspace for hobbies or projects. The rear of the property enjoys distant views and a pleasant open aspect over allotments.

This delightful home is not only practical but also offers a wonderful opportunity for those seeking a peaceful yet connected lifestyle in a sought-after location. With its versatile living spaces and ample amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming property your new home.

Energy Rating: C



GROUND FLOOR:

Enter the property via a modern composite door into:-

Entrance Vestibule

Which has an internal door to the entrance hall and a staircase rising to the converted attic.

Entrance Hall

The entrance hall has a central heating radiator, laminate flooring and doors accessing the living accommodation.

Lounge

11'10 x 11'8 (13'10 max into bay) (3.61m x 3.56m (4.22m max into bay))

The laminate flooring continues into the lounge which has a uPVC double glazed window to the side and a leaded uPVC double glazed bay window to the front with a central heating radiator.

Bedroom 1

11'11 x 9'1 (13'10 max into bay) (3.63m x 2.77m (4.22m max into bay))

This double room is fitted with laminate flooring, a central heating radiator, storage underneath the staircase and a leaded uPVC double glazed window to the front.

Bedroom 2

11'11 x 8'10 (3.63m x 2.69m)

This double room has laminate flooring, a central heating radiator and leaded uPVC double glazed window to the side.

Bathroom

The bathroom has laminate flooring, part tiled walls, fitted storage cupboard and a 3 piece suite comprising bath with shower attachment over and separate overhead rainfall shower head, WC, pedestal wash hand basin and a central heating radiator.

Dining Kitchen

23'1 x 10'4 max (7.04m x 3.15m max)

A spacious kitchen with ample room for a dining table and chairs. The kitchen has a range of wall and base units with wooden work tops and breakfast bar, integrated appliances include fridge, freezer, oven and gas hob and there is a stainless steel sink unit with mixer tap. There are 2 tall wall mounted radiators and 2 uPVC leaded double glazed windows. The kitchen also has access to a pantry which houses the Vaillant central heating boiler and provides additional storage, houses the fuse box and has a uPVC leaded double glazed window. An external door to the side gives access to the rear patio.

Utility Area

This useful space is accessed off the kitchen via a sliding door and has space and plumbing for a washing machine and fitted shelving. A door leads to the WC.

WC

Having a WC, hand wash basin, a central heating radiator and uPVC double glazed window.

FIRST FLOOR:

Landing

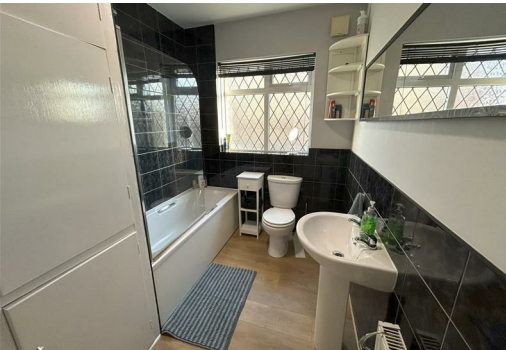
Bedroom 3

10'0 x 9'1 (3.05m x 2.77m)

This double room has access to the eaves, a central heating radiator and 2 Velux windows.

Bathroom

Having a modern suite comprising bath with shower attachment over and separate overhead rainfall shower head, vanity wash basin, WC, electric shaver point, cork tiled flooring and a Velux window.



Open Plan Living Kitchen Space

28'9 x 9'8 (8.76m x 2.95m)

This open plan living space would be ideal for a teenager requiring their own space or a live in parent. Enjoying distant views over the allotments via the uPVC double glazed windows and having a fitted kitchen to one side. The kitchen has a breakfast bar, base units with wooden work tops, integrated oven, electric hob, stainless steel sink unit and space for a tall fridge freezer. A large central heating radiator heats the room and there are numerous ceiling spotlights to the timber clad ceiling.

Bedroom 4

11'8 x 9'8 (3.56m x 2.95m)

This fourth bedroom has access to the eaves, a central heating radiator and 2 Velux windows.

OUTSIDE:

A driveway to the front provides off road parking and there is a garden area with stone wall. A gated path runs down the side of the garage and gives access to the rear. There is a drive through garage which measures 14'2 x 9'2 which has up and over doors to front and rear, internal power and lighting. There are various seating areas to the rear which take advantage of the distant views, ideal for entertaining including a canopied timber decked space adjacent to the kitchen. The workshop measures 23'5 x 18'8 and has power and lighting.

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), passing through the traffic lights in Aspley, Moldgreen and Dalton. Shortly before reaching the traffic lights in Waterloo, turn right onto Waterloo Rise which in turn becomes Fleminghouse Lane and continue along this road where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

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.

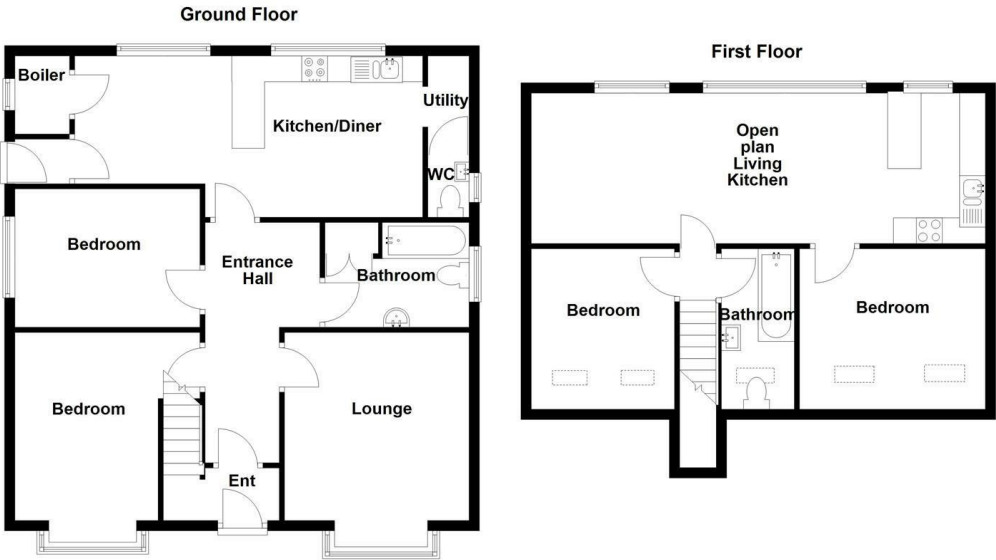
ONLINE CONVEYANCING SERVICES:

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

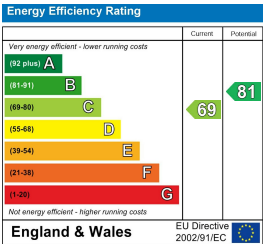


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield

