



9 Marling Road, Ainley Top, Huddersfield, HD2 2EE
Offers Over £400,000

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This beautifully presented detached dormer bungalow offers the perfect blend of comfort and style, with quality fixtures and fittings, landscaped garden and tandem double garage with gym.

Offering ample reception space with lounge, dining area and garden room which opens out onto the rear and features a multi-fuel stove, creating a warm inviting space to relax and entertain. Also having a welcoming entrance hall, fitted kitchen with quartz work surfaces and integrated appliances, luxurious ground floor shower room and 3 bedrooms (2 doubles and 1 single) with the first floor double room having en suite facilities.

Set on a generous south facing plot, which has a canopied seating area and decking, perfect for entertaining and alfresco dining. The driveway provides off road parking, and the large tandem garage features a gym and provides additional storage space.

Located within 1/2 mile of J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. The property is further enhanced by solar panels which provide reduced utility bills.

Energy Rating: C





GROUND FLOOR:

Entrance Hall

This welcoming entrance hall has a central heating radiator and cloaks cupboard providing storage.

Lounge

14'0" x 12'5" plus bay

This well proportioned lounge has a large, leaded uPVC double glazed bay window to the front elevation which allows for ample natural light. there is also a fireplace with oak fire surround and coal effect living flame gas fire, telephone point, ceiling coving and a central heating radiator.

Bedroom 1

13'1" x 12'6" plus bay (3.99m x 3.81m plus bay)

This spacious double bedroom has a bay window to the front elevation incorporating leaded uPVC double glazed units, built-in wardrobes to one wall, matching bedhead and chest of drawers and 2 double radiators.

Shower Room

Having a luxurious three piece suite incorporating a large walk-in shower with rainfall and hand held units, hand wash basin with mixer tap and low flush WC. Being fully tiled and having two uPVC double glazed windows to the side elevation, two radiators and inset spotlights.

Kitchen

11'3" x 11'7" (3.43m x 3.53m)

The kitchen is fully fitted with a range of modern wall and base units incorporating quartz work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap, 4 ring induction hob with stainless steel extractor canopy with matching splash back, fan assisted electric oven and grill, integrated dishwasher and washing machine. The kitchen has matching splash backs, panelled ceiling, oak flooring and uPVC double glazed windows to the rear and side elevations.

Dining Area

14'9" x 8'6" (4.50m x 2.59m)

The open plan dining area has a radiator, oak flooring and a spindle staircase leading to the first floor.





Bedroom 3/Study

12'0" x 8'2" (3.66m x 2.49m)

This single bedroom is presently used as a study and is fitted with solid wood office furniture. There is a storage cupboard under the stairs and a double radiator. A uPVC double glazed window looks into the garden room.

Garden Room

18'11" x 10'1" (5.77m x 3.07m)

This warm sunny garden room has uPVC double glazed windows with fitted blinds which provide a light and spacious aspect and enjoys views into the garden. French doors open onto the decked entertaining area and there is a feature multi fuel stove, oak floor, TV point and a double radiator.

Rear Porch

With uPVC double glazed windows and a uPVC double glazed rear entrance door.

FIRST FLOOR:

Bedroom 2

11'6" x 15'3" (3.51m x 4.65m)

This second double bedroom has a large uPVC double glazed window to the rear elevation enjoying views over the garden. Having fitted bedroom furniture including wardrobes to two walls with matching bedside cabinets, dressing table and drawers, double radiator and TV point.

En suite Shower Room

With three piece suite comprising hand wash basin with mixer tap, low flush WC and shower cubicle with Mira shower unit. The en-suite is fully tiled with tiled floor, Velux double glazed window and a chrome heated towel rail/radiator.

OUTSIDE:

To the front of the property there is a tarmac drive providing off road parking and this leads to the detached tandem garage. There is a lawned garden to the front with shrub borders which provide privacy. To the rear of the property there is a large south facing garden with a decked entertaining area with covered Pagoda, lawn, Summerhouse and access via a side door to the garage. The garage has an up and over door, power and lighting. There is a sink unit, plumbing for a washing machine, space for a tumble dryer and a uPVC double glazed window to the side elevation. To the rear of the garage is a gym which also has power and lighting and a uPVC double glazed window to the side elevation with a side entrance door.





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 New North Road (A629) and continue along the road as it becomes Edgerton Road and Halifax Road. Proceed through 2 sets of traffic lights and continue to Ainley Top roundabout. Take the 4th exit towards Brighouse and after a short distance take a left hand turning onto Grimescar Road. Turn left into Branch Lane proceeding to the end of the road and then right into Marling Road where the property can be found on the right 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.

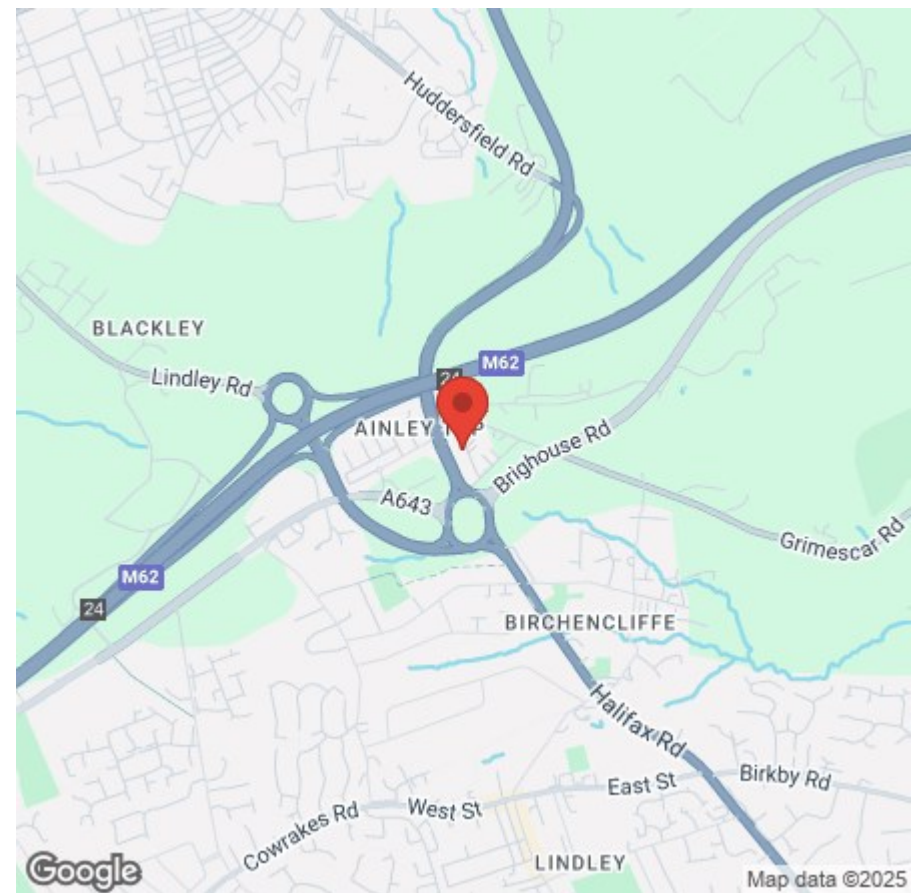
ONLINE CONVEYANCING SERVICES:

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 on 01484 530361.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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