



18 Sunnyhill Avenue, Kirkheaton, HD5 0HF

£385,000

bramleys

This superb 4 bedroom detached property has been extended from its original form by way of an orangery extension to the rear, adjoins open fields and has superb far reaching views. The property has undergone an extensive programme of modernisation and refurbishment works and now provides a luxuriously appointed family residence. With a modern fitted kitchen which has an array of integrated appliances, the property boasts en suite facilities to the master bedroom and underfloor heating to the en suite and family bathroom. Having uPVC double glazing and gas fired central heating, together with integral garaging. The property is situated on the periphery of Kirkheaton village, which adjoins open fields and is handily located for the well renowned local schooling. Forming an ideal purchase for those with a young and growing family, only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: C





GROUND FLOOR:

Enter the property through a composite entrance door with sealed unit and double glazed panels.

Entrance Hall

With a tall contemporary graphite central heating radiator, engineered oak floor and an access door into the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece white suite incorporating a low flush WC and a hand wash basin with chrome mixer taps. There is a graphite central heating radiator and uPVC double glazed window.

Lounge

14'5" x 11'4" (4.39m x 3.45m)

Peacefully situated to the rear of the property. Having electric log effect stove which is recessed into the fireplace, with timber mantel above. There are two wall light points, ceiling coving,

graphite central heating radiator and a set of uPVC patio doors which give access into the orangery.

Orangery

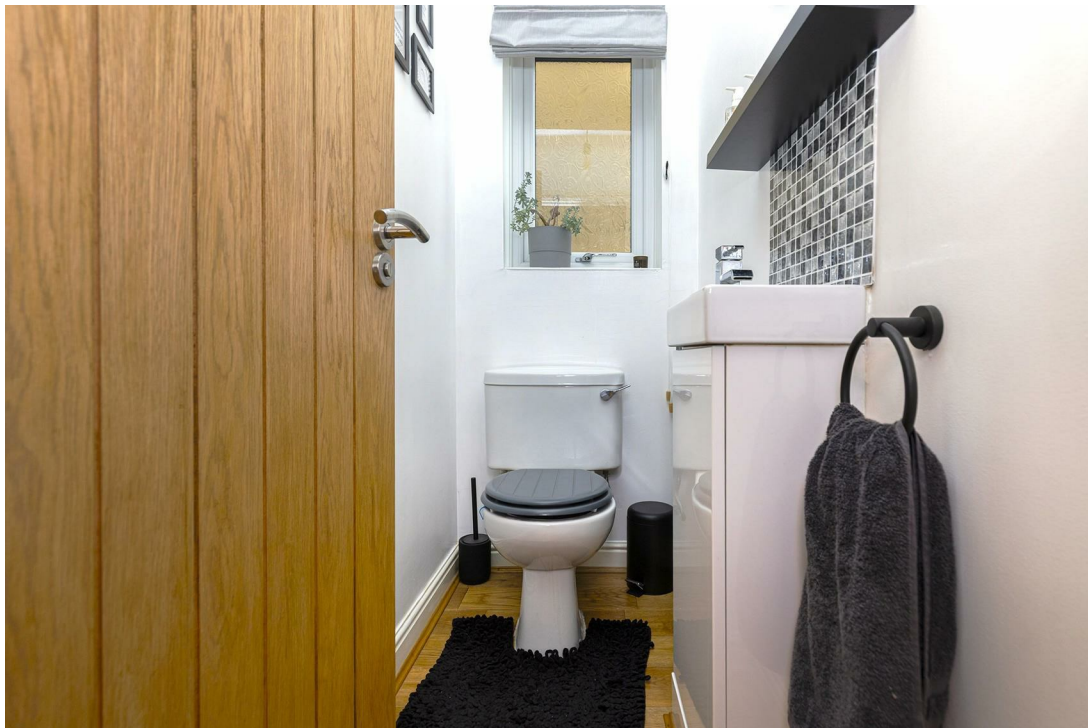
10'10" x 12'7" (3.30m x 3.84m)

Peacefully situated to the rear of the property, with a glazed roof, uPVC double glazed window to 3 sides and French doors leading directly into the rear gardens. There is also sunken low voltage lighting which is recessed into a perimeter pelmet, oak flooring and a wall mounted electric heater.

Breakfast Kitchen

10'6" x 8'9" (3.20m x 2.67m)

Having a range of matching modern wall and base units with polished, wood block work surface. There is a 4 ring gas hob with black glass overhead extractor fan and light, built-in oven and grill, integral dishwasher, matt black asterite 1.5 bowl sink unit with mixer taps and side drainer, part tiled walls, concealed lighting to the wall units and uPVC double glazed window.



Utility Room

5'8" x 4'11" (1.73m x 1.50m)

Having wall and base units which match the kitchen, polished wood block work surface, plumbing for a washing machine and a composite double glazed, side entrance door.

Dining Room

10'8" inc bay x 8'7" (3.25m inc bay x 2.62m)

Having engineered oak flooring, part panelled walls, uPVC double glazing, antique style graphite central heating radiator and a uPVC double glazed bay window to the front.

Garage

16'0" x 8'3" (4.88m x 2.51m)

With an electric, roller shutter door. There are power/light points and an integral access door.

FIRST FLOOR:

Landing

Which is fitted with a central heating radiator and bulk-head storage cupboard.

Master Bedroom

9'6" x 11'3" (2.90m x 3.43m)

Peacefully situated to the rear of the property, with superb rural views. There is a central heating radiator, uPVC double glazed window, fitted 4 door wardrobes with hanging and shelving facilities and integral drawer units.

En suite Shower Room

Being fully tiled to both the walls and floor (incorporating underfloor heating). The en suite is furnished with a 3 piece white suite incorporating low flush WC, vanity wash bowl with cupboard beneath and chrome mixer taps, together with a fully tiled shower cubicle which has an overhead rainwater showerhead and additional hose attachment. There is a contemporary style central heating radiator/towel rail, sunken LED lighting and a uPVC double glazed window.

Bedroom

6'4" x 9'0" max (1.93m x 2.74m max)

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

Bedroom

11'3" x 8'2" (3.43m x 2.49m)

Peacefully situated to the rear of the property, having an open aspect. There is a central heating radiator and a uPVC double glazed window.

Bathroom

Being fully tiled to both the walls and floor (incorporating underfloor heating). The bathroom is furnished with a low flush WC, vanity wash bowl with drawer unit beneath and chrome mixer taps, together with a tiled panelled bath with overhead shower and shower screen. There is a chrome ladder style radiator, sunken LED lighting, uPVC double glazed window, electric shaver point and vanity mirror.

Bedroom

11'5" x 6'2" (3.48m x 1.88m)

Situated to the front of the property, having far reaching views, 2 uPVC double glazed windows and a central heating radiator.

OUTSIDE:

To the front of the property there is a lawned garden with tarmacadam access drive which leads to the integral garage. To the rear there is a flagged patio, outside water tap, shaped lawned gardens with borders of mature shrubs, trees and bushes. There is drystone boundary walling which adjoins the open fields to the rear.

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 and Moldgreen. At the traffic lights in Dalton turn left onto Dalton Green Lane, take a right hand turning into Albany Road and proceed into School Lane which then becomes St. Marys Lane. On reaching the centre of Kirkheaton turn left into Bank Field Lane and then immediately right onto New Road. Proceed up the hill and after passing Kirkheaton Primary School on the right, continue for a short distance where the turning for Sunnyhill Avenue can be found on the left hand side. The subject property will be found towards the end on the right, 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.

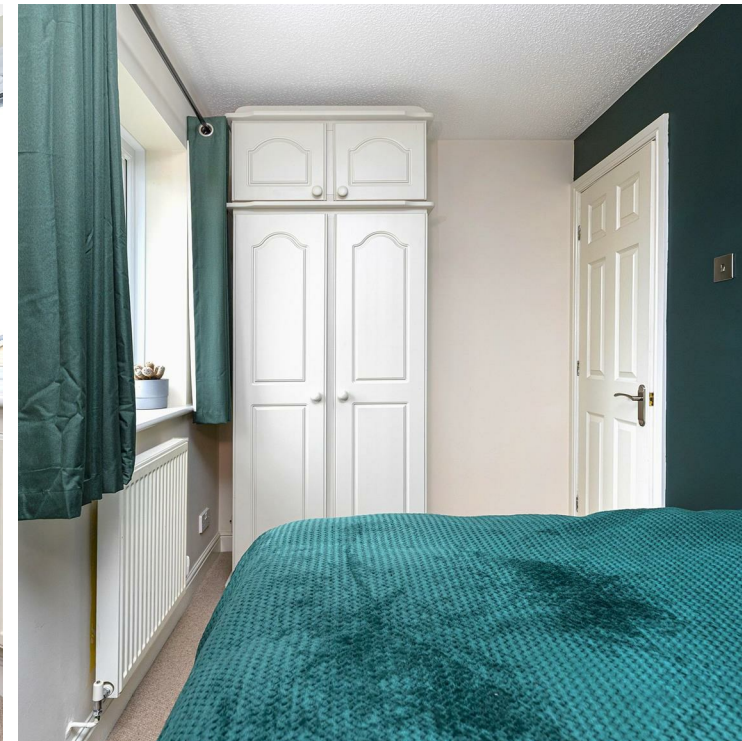
ONLINE CONVEYANCING SERVICES:

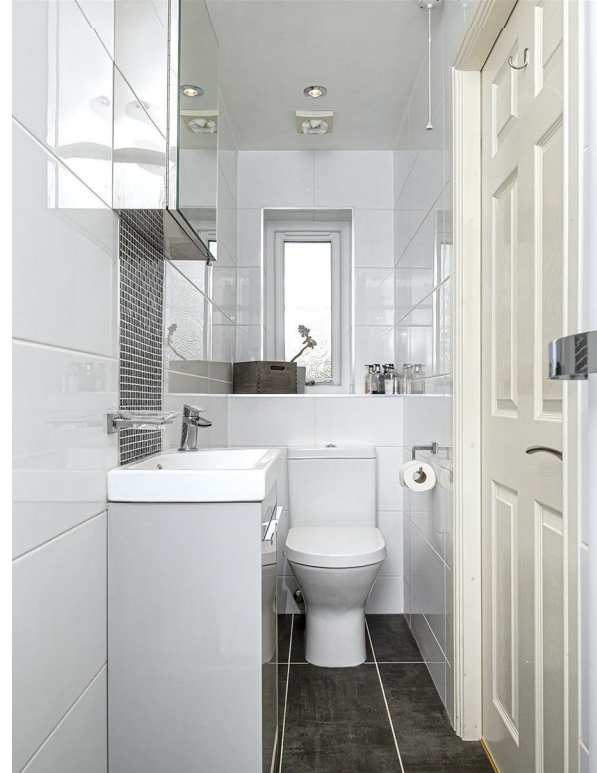
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee

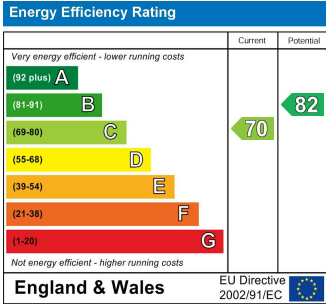
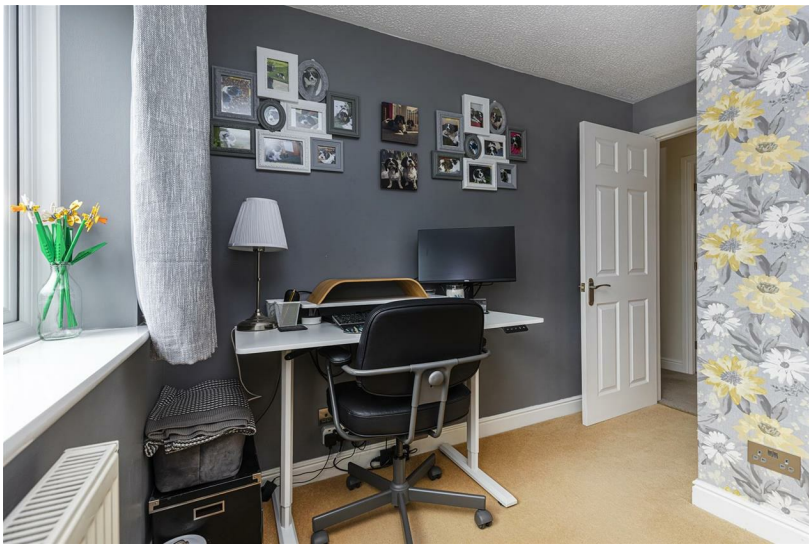
(except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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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