



24 West Lodge Crescent, Huddersfield, HD2 2EH
£350,000

bramleys



This 3 bedroom, plus attic room, semi-detached dormer bungalow is situated in this highly desirable residential location. Attracting superb far reaching views, the property is handily located approximately 2.5 miles from Huddersfield town centre and within 1/4 mile from J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Being offered for sale with vacant possession upon legal completion, the property is deceptively spacious and has en suite facilities to the master bedroom, 3 reception rooms, kitchen, utility, family bathroom and cloakroom/WC. In addition to detached single garaging, the property has an electrically gated access and must be viewed internally to truly appreciate the size, position and outstanding views of this dormer bungalow.

Energy Rating: E





GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Porch

Being of uPVC construction, with oak flooring and a timber and glazed door which gives access to the entrance hall.

Entrance Hall

There are 2 wall light points, graphite central heating radiator, continuation of the oak flooring and access to the walk-in cloaks cupboard.

Cloaks Cupboard/Study

6'8" x 4'6" (2.03m x 1.37m)

Lounge

16'3" x 12'2" (4.95m x 3.71m)

Situated to the front of the property, this well proportioned reception rooms enjoys outstanding

far reaching views. Fitted with oak flooring, uPVC double glazed windows to both the front and side elevations and a central heating radiator. There are also two wall light points, ceiling coving and a gas and log effect living flame fire with glazed front.

Sitting Room

12'0" x 11'4" (3.66m x 3.45m)

Having a graphite central heating radiator, oak flooring and an archway provides access into the dining room.

Dining Room

11'1" x 9'0" (3.38m x 2.74m)

Situated to the side of the property, with uPVC double glazed windows to both front and side, oak flooring, graphite central heating radiator and a set of French doors lead out into the side garden.



Kitchen

17'7" x 6'9" (5.36m x 2.06m)

Having a range of matching wall and base units, with laminated work surfaces and part tiled walls. There is a 5 ring gas hob with overhead extractor fan and light, split level oven and grill, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, plumbing for a slim line dishwasher, Amtico style flooring, space for an American style fridge freezer and uPVC double glazed window. There is an access door to the walk-in pantry cupboard and a timber and glazed door into the rear entrance.

Rear Entrance Vestibule

10'9" x 5'0" (3.28m x 1.52m)

The flooring extends from the kitchen into the rear vestibule, which has a central heating radiator, uPVC double glazed window and rear access door.

Utility Room

11'6" x 4'0" max (3.51m x 1.22m max)

Being part tiled to the walls and having plumbing for a washing machine. There are also uPVC double glazed windows to both the side and rear elevations.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin with chrome mixer taps. There is also a uPVC double glazed window, full tiling to the walls and Amtico style flooring

Bedroom 2

11'6" x 13'0" inc wardrobes (3.51m x 3.96m inc wardrobes)

Having a wealth of fitted furniture comprising of 6 door wardrobes with hanging and shelving facilities, overhead storage cupboards and a centre knee hole dressing table with drawer units to either side. There is also a central heating radiator and uPVC double glazed window to the front which provides superb far reaching views.

Bedroom 3

11'5" x 12'5" (3.48m x 3.78m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window and built-in wardrobes with hanging and shelving facilities.

Bathroom

Being fully tiled to the walls and floor. The bathroom is furnished with a 4 piece suite comprising of a low flush WC, vanity wash basin with cupboards and drawer units beneath, panelled corner bath and fully tiled shower cubicle with retractable screen. There is also a chrome ladder style radiator, sunken LED lighting and a uPVC double glazed window.

FIRST FLOOR:

Landing

Master Bedroom

14'8" x 11'6" (4.47m x 3.51m)

Situated to the front of the property with outstanding far reaching views towards Castle Hill and Emley Moor. There is a central heating radiator, uPVC double glazed window, built-in wardrobes and drawer units, centre knee hole dressing table with drawer units to either side and an access door gives access to useful undereaves storage.

En suite Shower Room

Being fully tiled to both the walls and floor. This room is furnished with a 3 piece suite comprising of a low flush WC, hand wash basin and fully tiled shower cubicle with retractable shower screen. There is also a chrome ladder style radiator and Velux window.

Attic Room

16'2" x 7'4" plus 5'1" x 14'3" (4.93m x 2.24m plus 1.55m x 4.34m)

There is partial restricted roof height, 2 Velux windows and a central heating radiator. This is a most useful additional space which could be utilised as a snug or home office.

OUTSIDE:

The property is approached via electric, wrought iron entrance gates which lead to the twin flagged driveway and in turn gives access to the detached single garage. To the front there are shaped lawns with flowerbed borders and to the side there are flowerbeds, garden pond ideal for Koi carp and a side flagged patio. To the rear there are shaped lawns, which are enclosed by timber fencing and having mature borders. The property also has outside power points and lighting.

Garage

With an up and over door, together with a rear personal access 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 the A629 Halifax Road and continue for approximately 3 miles to Ainley Top roundabout. At the roundabout, take the fourth exit onto Brighouse Road (A643) and in approximately 500 yards turn left onto New Hey Road. West Lodge Crescent is the first right hand turning and the property can be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

153.7 m²

1654 ft²

Reduced headroom

11.7 m²

126 ft²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

