



36 Blacksmiths Fold, Almondbury, Huddersfield, HD5 8XH

£395,000

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Situated on a cul-de-sac, is this immaculately presented four bedroom detached family home which offers well presented accommodation which is ready to move straight into.

Providing uPVC double glazing, gas fired central heating, security alarm and accommodation comprising: entrance hall with recently fitted flooring, lounge with bay window and feature fireplace, dining room and conservatory, modern fitted kitchen with integrated appliances and quartz worktops, ground floor WC and useful utility room. There are four double bedrooms with the master having en-suite facilities and a further family bathroom to the first floor. Additionally, there is parking available for up to three vehicles and a garage which provides storage space only.

The open aspect to the rear of the house provides distant views, perfect for al-fresco dining in the garden. Ideally situated within walking distance to the amenities within the centre of Almondbury and conveniently located for schools and public transport.

Early viewing, highly recommended!





GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the entrance hall which has recently fitted laminate flooring, a central heating radiator and a staircase rising to the first floor.

Cloakroom/WC

Having a two piece suite comprising of a low flush WC and pedestal hand wash basin. Also having a chrome ladder style radiator, part tiling to the walls and tiling to the floor.

Lounge

13'3" x 10'9" plus bay window (4.04m x 3.28m plus bay window)

Fitted with a uPVC double glazed bay window to the front., the focal point of the room is a feature limestone fireplace surround with contemporary electric log effect fire. The oak flooring runs through the lounge into the dining room and there are two central heating radiators.

Dining Room

9'10" x 8'9" (3.00m x 2.67m)

With a continuation of the oak flooring. The dining room also has a central heating radiator and sliding patio doors which lead into the conservatory.

Conservatory

9'2" x 9'1" (2.79m x 2.77m)

The conservatory is uPVC in construction and enjoys views over the garden and beyond. This room also has oak flooring and French doors to the side.

Breakfast Kitchen

17'2" x 9'5" (5.23m x 2.87m)

The kitchen was fitted in 2022 and provides an extensive range of wall and base units with quartz working surfaces over and breakfast bar. There is an inset cream coloured composite sink unit and integrated appliances include fridge, freezer and dishwasher, plus space for an electric Range style cooker with extractor hood over. The kitchen also has electric plinth heating, an under-stair store cupboard, central heating radiator and access to the utility room.

Utility Room

7'6" x 6'7" (2.29m x 2.03m)

The utility room has been created using the rear section of the integral garage. There is space

and plumbing for a washing machine and dryer, space for an additional fridge, sink unit, wall mounted storage cupboards and a central heating radiator. An external door leads to the side of the property.

FIRST FLOOR:

Carpet to the stairs and landing replaced in 2025.

Landing

Having a built-in airing cupboard and access to the loft which has a pull down ladder. We are informed the loft is boarded and has lighting.

Master Bedroom

10'0" x 9'11" exc wardrobes (3.05m x 3.02m exc wardrobes)

This lovely double room has 4 door fitted wardrobes, a central heating radiator, two uPVC double glazed windows which let in plenty of natural light and a door gives access to the en suite. The carpet has been replaced in 2025.

En suite Shower Room

Furnished with a 3 piece suite comprising of a shower enclosure, low flush WC and pedestal wash hand basin. There is also tiled flooring with under floor heating, a chrome ladder style radiator and a uPVC double glazed window.

Bedroom 2

16'1" x 10'0" (4.90m x 3.05m)

Having a central heating radiator and two uPVC double glazed windows to the front.

Bedroom 3

10'11" x 8'6" min / 11'3" max (3.33m x 2.59m min / 3.43m max)

An L-shaped bedroom which is fitted with a central heating radiator and a uPVC double glazed window to the rear.

Bedroom 4

12'11" x 7'4" (3.94m x 2.24m)

Another double bedroom which has a central heating radiator, laminate flooring and a uPVC double glazed window to the rear.

Bathroom

The bathroom has tiling to the walls and floor with under floor heating, bath with shower

attachment over and screen, low flush WC and a pedestal wash hand basin. There is also a chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking for 3 vehicles and in turn gives access to the former garage (storage only now). There is also a section of lawned garden with mature shrubs. A paved pathway to the side, leads to the rear where there is a pleasant enclosed garden which is predominantly lawned, with decked seating area, space for a small garden shed, mature shrubs, timber fencing and provides far reaching views.

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), at the traffic lights in Aspley turn right into Somerset Road. Continue along Somerset Road until it becomes Northgate. Blacksmiths Fold can be found as a turning on the left hand side. Follow the road round to the right and the property can be found on the left hand side towards the end of the cul-de-sac.

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:

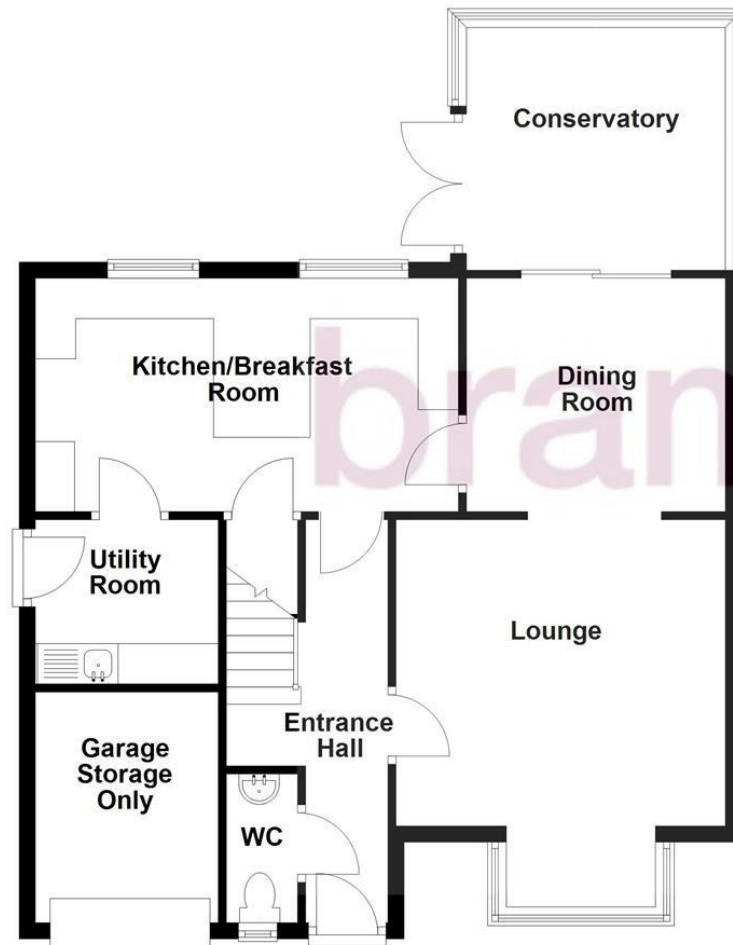
Please call our office to book a viewing on 01484 530361.



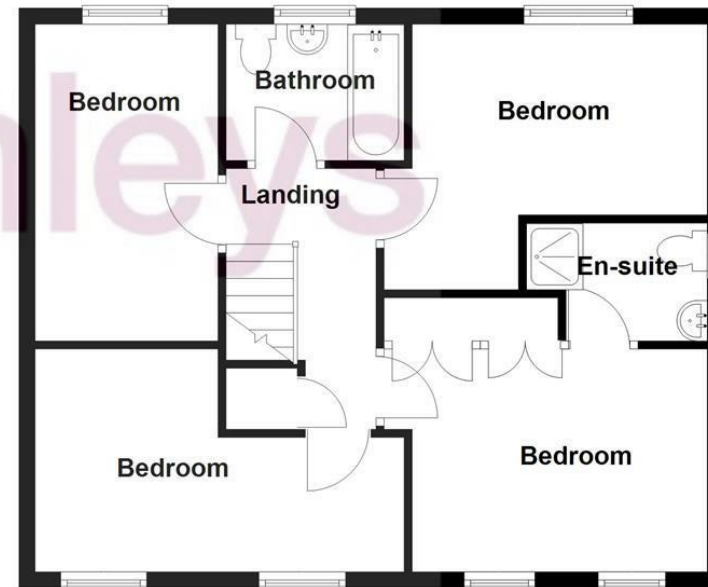




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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