



bramleys  
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**For sale**

47 Martin Bank Wood, Almondbury, Huddersfield, HD5 8LJ  
£340,000

**bramleys**



STAMP DUTY Incentive up to £4,000 upon completion. Positioned towards the end of this no through road and enjoying far reaching views across Huddersfield, is this 4 bedroom, detached property. With a double, integral garage, flexible gym/cinema/teenage room and shower to the lower ground floor, the property promotes open plan modern living to the first floor, with a combined lounge/dining and kitchen area. Patio doors give access to the rear garden which is enclosed and backs on to the adjoining woodland, which helps to provide a good degree of privacy.

Situated in the popular village of Almondbury where most daily requirements can be satisfied, or further amenities can be found in Huddersfield town centre which is approximately 1.5 miles away.

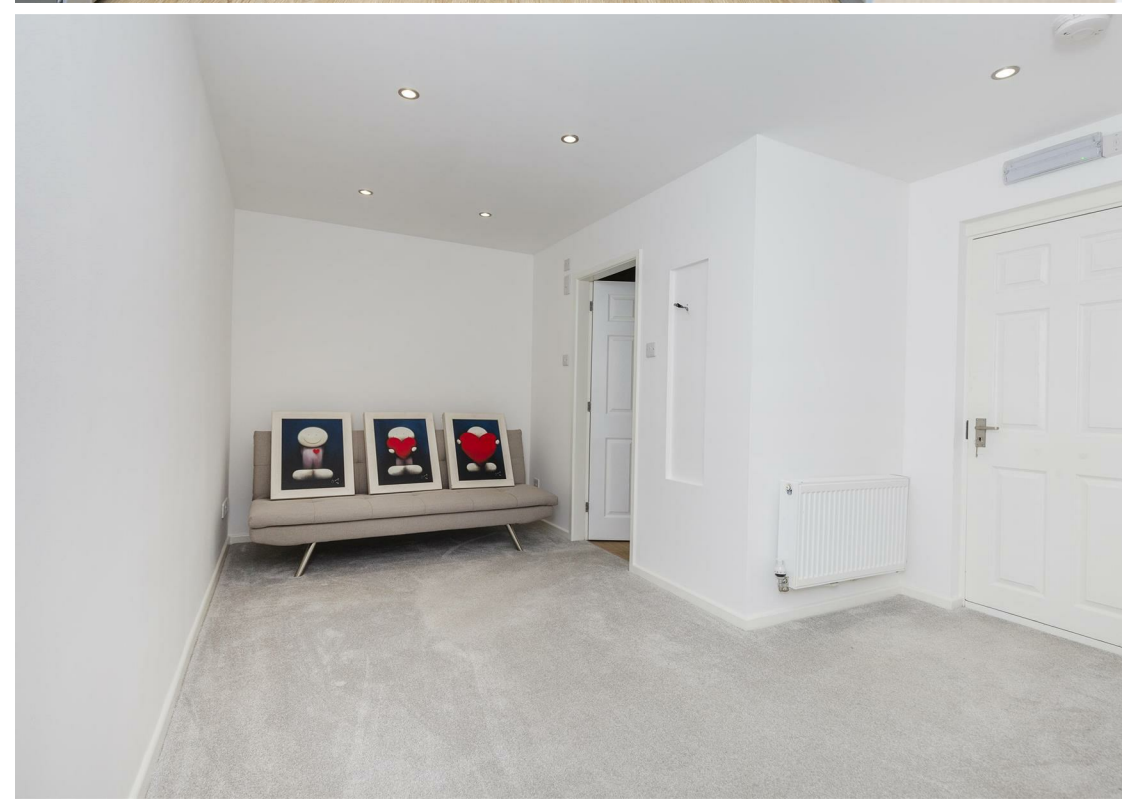
Being well presented throughout, the property provides a master bedroom with en suite, 3 further bedrooms and a Jack and Jill bathroom which has access from bedroom 2.

With accommodation arranged over 3 floor levels, it is well worthy of an internal inspection.

Energy Rating: C







## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a central heating radiator and stairs elevating to the first floor.

### Kitchen Area

10'2" x 8'9" (3.10m x 2.67m)

Comprising a range of wall, drawer and base units with wood effect laminate work surfaces, matching upstands and an inset composite 1.5 bowl sink with drainer and monobloc mixer tap. There is an integral electric single oven, 4 ring gas hob, overhead extractor hood, plumbing for a dishwasher and the kitchen is open plan to the lounge and dining area.

### Open plan Living Space

22'4" x 16'3" max / 13'4" min (6.81m x 4.95m max / 4.06m min)

A beautifully presented open plan reception space which incorporates a family living area, dining area and leads through to the kitchen. Enjoying a stunning outlook to the rear over the garden and woodland beyond, together with far reaching views across Huddersfield to the front elevation. The main focal point of the room is a log burning stove which is set on to a complementary hearth, with timber mantel above. There are also dual aspect uPVC double glazed windows, a set of patio doors which lead out to the rear garden, 3 central heating radiators and a door which gives access to the lower ground floor.

### Utility Area

5'8" x 4'2" (1.73m x 1.27m)

With plumbing for a washing machine, complementary laminate work surface with matching upstands and a uPVC double glazed window to the front elevation. There is also a stable style door to the side, central heating radiator and housing the central heating boiler.

### Cloakroom/WC

Furnished with a low flush WC, pedestal wash hand basin with monobloc mixer tap, tiled splashbacks, a uPVC double glazed obscured window to the front elevation and a heated towel rail.

## LOWER GROUND FLOOR:

A door from the open plan living space gives access to a staircase to the lower ground floor.

### Cinema Room/Gym Room

16'2" x 7'1" (4.93m x 2.16m)

Ideal for a variety of uses and fitted with a central heating radiator. It provides access directly to the garage.

### Shower Room

Furnished with a low flush WC, vanity sink with cupboard beneath and monobloc mixer tap, together with a shower cubicle which is fitted with an electric shower. There are also tiled splashbacks and a heated towel rail.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the front elevation, which provides far reaching views and the landing also has a ceiling hatch which gives access to the loft.

### Master Bedroom

11'9" x 9'4" (3.58m x 2.84m)

With a uPVC double glazed window overlooking the garden and woodland beyond. There is also a central heating radiator and bank of built-in wardrobes which provide hanging and shelving space.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity sink with cupboard beneath and shower cubicle with electric shower and concertina shower screen. There is a uPVC double glazed obscured window to the rear elevation, heated towel rail and extractor fan.

### Bedroom 2

9'10" x 9'5" (3.00m x 2.87m)

Enjoying a pleasant aspect overlooking the woodland and garden via a uPVC double glazed window. There is also a central heating radiator and secondary door which leads into the bathroom.

### Jack and Jill Bathroom

Furnished with a low flush WC, vanity sink with cupboard beneath and panelled bath with overhead electric shower. There is also tiled splashbacks, a heated towel rail and a uPVC double glazed window to the rear elevation. This room is accessed from both the landing and bedroom 2.

### Bedroom 3

6'5" x 9'6" (1.96m x 2.90m)

Having a uPVC double glazed bay window to the front elevation which provides far reaching views and also fitted with a central heating radiator.

### Bedroom 4

6'5" x 7'1" (1.96m x 2.16m)

With a uPVC double glazed window to the front elevation, a central heating radiator and a bulk-head storage cupboard.

### Garage

19'7" x 16'9" (5.97m x 5.11m)

A double garage with twin up and over doors. A further door gives internal access to the cinema/gym room.

### OUTSIDE:

To the front of the property a tarmac drive which provides off road parking and leads to the double integral garage and a composite door gives access to a useful store room. Alongside this is a lawned garden with steps which provide access to the front door. A paved pathway leads down the side of the property to the rear. To the rear there is an enclosed lawned garden which is framed in a mixture of well established shrubbery and timber fencing. The garden backs on to woodland.

### 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 Aspley. At the first set of

traffic lights, bear right into Somerset Road before taking the third right turn into Martin Bank Wood. Continue up the road towards its conclusion, where the property will be found on the left hand side, clearly identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

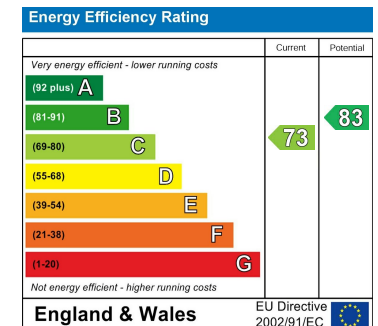
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### MORTGAGES:

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:

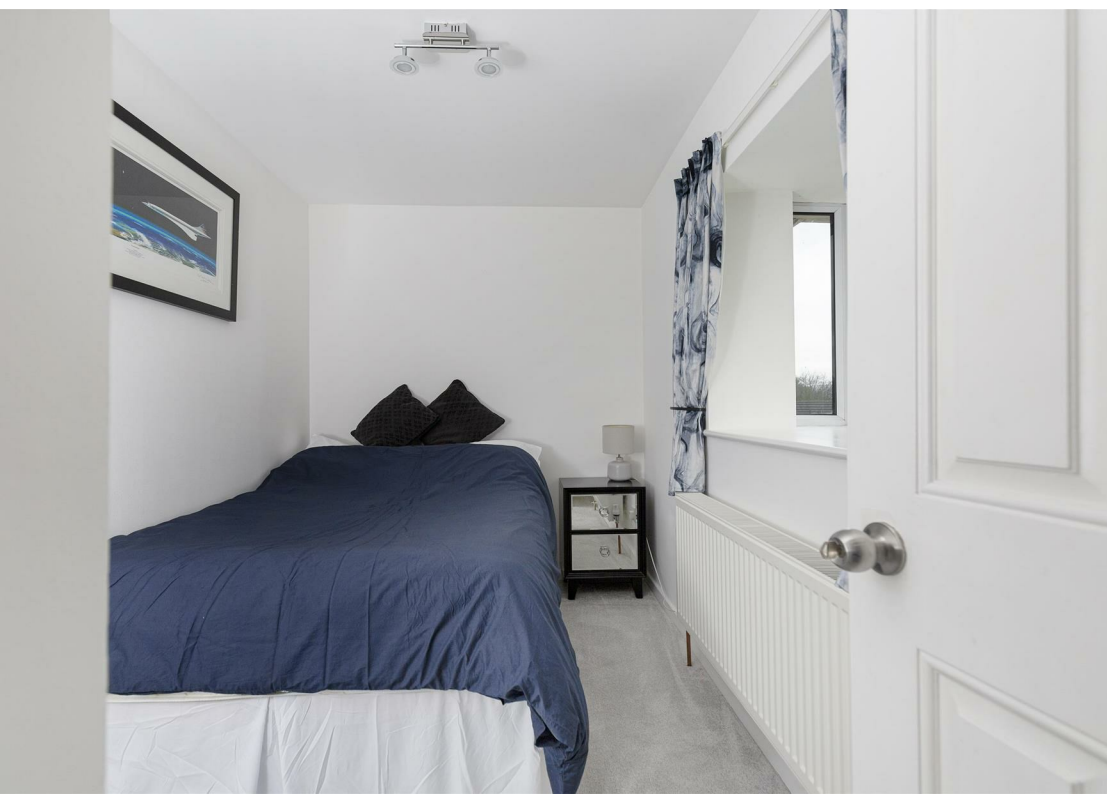
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.















Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1450.65 ft<sup>2</sup>  
134.77 m<sup>2</sup>

**Reduced headroom**

4.6 ft<sup>2</sup>  
0.43 m<sup>2</sup>

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

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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