

# bramleys

# For Sale

**1 BEE BOO  
WHITLEY  
WF12 0NH**

**RESIDENTIAL SALES**

Offers Over

**£285,000**



- **2/3 BEDROOMS**
- **SPACIOUS LOUNGE WITH LOG BURNER**
- **FAR REACHING VIEWS**
- **END COTTAGE PROPERTY IN THE POPULAR VILLAGE OF WHITLEY**
- **DRIVEWAY PROVIDES OFF ROAD PARKING**
- **GARDENS TO THE FRONT AND SIDE**



*This 3 bedroom, stone built end cottage property attracts stunning far reaching views to all sides and is situated in the popular village of Whitley. Having a most spacious lounge with feature fireplace, the property is further enhanced by 2 spacious bedrooms to the first floor, with additional ground floor bedroom. With a magnificent breakfast kitchen which has integrated appliances and French doors leading out on to the side terrace, the property is further enhanced by gas fired central heating, uPVC double glazing and side driveway. Seldom do properties of this nature with outstanding panoramic views appear on the open market and only by a personal inspection can one truly appreciate the outstanding position. Energy Rating: F*

### **The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

Enter the property through a composite external door into:-

#### **Lounge**

4.88m x 7.01m max. (16'0" x 23'0" max.)

A most spacious living room which has a feature rustic brick fireplace with stone hearth and log burning stove with heavy timber mantel above. There are 5 wall light points, wood laminate flooring, 5 central heating radiators, uPVC double glazed windows and French doors to the rear which enjoy superb far reaching panoramic views.



#### **Breakfast Kitchen**

4.50m max. x 3.05m max. (14'9" max. x 10'0" max.)

Being fitted with a range of matching modern wall and base units with solid wood block working surface and part tiled walls. There is a 7 burner Stoves gas range cooker with granite surfaces to either side and overhead extractor fan and light, integral fridge and dishwasher, twin bowl Belfast ceramic sink with mixer taps, solid wood flooring and a central heating radiator. UPVC double glazed windows to both front and rear, together with a set of uPVC double glazed French doors to the side provide superb far reaching views.

#### **Study/Bedroom 3**

2.39m x 2.08m (7'10" x 6'10")

Accessed from the lounge, the wood flooring extends from the lounge into the study. Having a central heating radiator and uPVC double glazed window.



#### **FIRST FLOOR:**

#### **Landing**

#### **Master Bedroom**

4.88m max. x 3.56m (16'0" max. x 11'8")

Situated to the front of the property with superb far reaching rural views, there are exposed and stained timber floorboarding, 2 wall light points, central heating radiator and a loft access with retractable ladder.





## Bedroom 2

4.52m x 3.05m (14'10" x 10'0")

This dual aspect room has uPVC double glazed windows to both the side and front, which again provide superb far reaching views. There is exposed and stained floorboarding and a central heating radiator.



## Bathroom

Furnished with a 4 piece white suite with nostalgia low flush WC and pedestal wash basin, roll top free standing bath with chrome mixer taps and shower attachment, together with a walk-in shower. There is a central heating radiator, 2 wall light points, built-in linen cupboards and 2 uPVC double glazed windows to the rear which enjoy superb far reaching views. (Please note, the bathroom does have steps from the bath area down to the toilet)



## OUTSIDE:

To the front of the property there is an enclosed formal garden which consists of a Yorkshire stone flagged patio and mature borders. To the side there is a gated driveway, garden shed and an access gate to the side flagged patio which in turn leads in to the rear garden. The rear garden consists of a Yorkshire stone flagged patio and enjoys superb far reaching views.



## COUNCIL TAX BAND:

D

## 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.

## VIEWING:

Contact the agents.

## MORTGAGES:

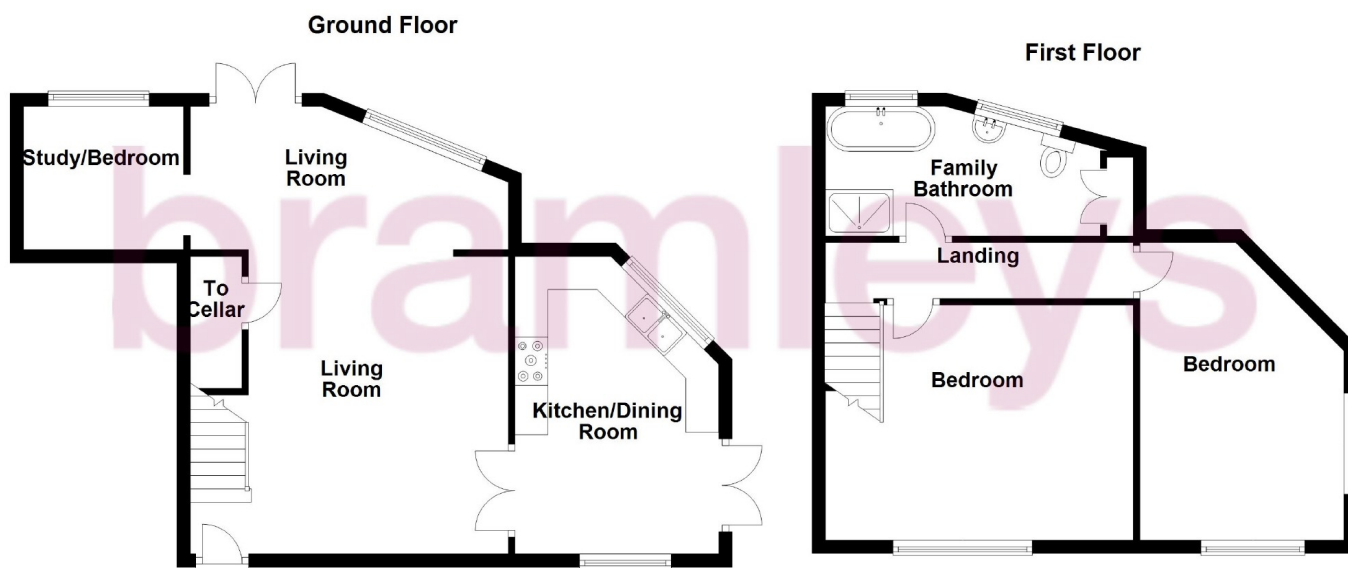
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Fran Sedda is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Fran Sedda on 01924 495334. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## ON-LINE 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.

## DIRECTIONS:

Leave Mirfield via Station Road travelling in the direction of Lower Hopton. Continue to the mini roundabout and take a right hand turning into Hopton Lane. Continue up Hopton Lane before taking a left hand turning into Hopton Hall Lane proceeding up the hill into the village of Upper Hopton. At the mini roundabout take a left hand turning to continue on Hopton Hall Lane continuing until it meets Bellstring Lane. Take a left hand turning into Bellstring Lane which becomes Liley Lane and shortly after passing The Hare and Hounds public house take a left hand turning into Tan House Lane signposted Whitley. Continue along Tan House Lane which becomes Clough Lane, follow this road all the way round and the property can be found on the left hand side just before Charlotte's Ice Cream Parlour.



### Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24   F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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#### 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:

- 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.
- 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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