



The Sunday School Bristfield Road, Bristfield, Dewsbury, WF12 0NX

£700,000

bramleys

This superb period detached former school house was converted in the 1980's into a much loved family home. Enjoying RURAL VIEWS and a pleasant open aspect to both front and rear. Having a good size plot, with ample off road parking and stone built DOUBLE GARAGE. The property has uPVC double glazing, gas fired central heating and character features such as solid wood flooring to the majority of the ground floor, exposed beams and feature fireplace with wood burning stove. A large hallway with central staircase leads to a snug, spacious lounge, dining room, kitchen, study and wc and there is a useful utility room. At first floor there is a landing enjoying distant views and 4 DOUBLE BEDROOMS, 2 of which having en-suite facilities together with an additional house bathroom. The mature garden is well stocked with a variety of plants, shrubs and trees and has stoned flagged patio areas and lawn. Surrounded by local countryside walks with a village pub and amenities available in Grange Moor and Thornhill, this property truly needs to be viewed to fully appreciate the beautiful surroundings and peaceful setting.





GROUND FLOOR:

Entrance Hall

A composite entrance door leads into this welcoming entrance hall. The main focal point of this space being the central open staircase, original solid wood flooring which is in a herringbone design and there are feature beams to the ceiling. The hallway has wall lights and doors access the living accommodation.

WC

Having a two piece suite comprising vanity wash basin with fitted storage, wc, chrome ladder style radiator, wood flooring, tiled walls and a uPVC double glazed window.

Kitchen

17'6 x 10'5 max (5.33m x 3.18m max)

This quality kitchen has an extensive range of wooden wall and base units, drawers and larder cupboard, granite work surfaces and tiled splash back, integrated dishwasher, Rangemaster cooker (included within sale) with gas hob and electric oven, extractor hood,

wood flooring and twin sinks with mixer tap. A uPVC double glazed window looks out onto an open field and there is open archway to a porch which has an external composite door, wood flooring, a central heating radiator, space for a tall fridge freezer and a further uPVC double glazed window.

Dining Room

14'2 x 9'8 (4.32m x 2.95m)

This spacious reception room has feature beams to the ceiling, wood flooring, wall lights, a central heating radiator and a uPVC double glazed window which enjoys a pleasant open aspect and rural view.

Utility Room

11'7 x 8'8 (3.53m x 2.64m)

An essential room for a large family home, this utility has an additional sink with mixer tap, houses the central heating boiler and offers space and plumbing for a washing machine and dryer. This room also has wood flooring, feature beams, space for an additional fridge freezer, a uPVC double glazed window and external composite door.





Snug

15'9 max x 10'9 (4.80m max x 3.28m)

This cosy room has a feature fireplace with wood burning stove, beams to the ceiling, picture lights, a central heating radiator and a uPVC double glazed window to the front elevation which overlooks the garden with view beyond.

Lounge

17'3 x 14'9 (5.26m x 4.50m)

A lovely reception room which enjoys plenty of natural light from the 2 uPVC double glazed windows to the side and the large sliding patio doors to the front elevation. This has an ornate fireplace surround with gas fire and a central heating radiator.



Study

11'6 x 7'5 (3.51m x 2.26m)

Currently used as a study but offering a variety of different uses, this room has wood flooring, picture light, beams to the ceiling, a central heating radiator and a uPVC double glazed window to the front elevation which overlooks the garden with views beyond.

FIRST FLOOR:

Landing

The galleried landing has a large uPVC double glazed window to the front elevation which takes full advantage of the open aspect with views over the garden. There is a built in airing cupboard and a central heating radiator.

Bedroom 1

12'1 max x 12'9 max (3.68m max x 3.89m max)

This double room has a range of fitted wardrobes with matching dressing table, a tall wall mounted central heating radiator and a uPVC double glazed window to the rear elevation which enjoys views over open fields.



En-Suite Shower Room

Having a modern suite comprising walk in double shower, wc, vanity sink unit with built in storage, ladder style radiator, tiled flooring and a uPVC double glazed window.

Bedroom 2

12'3 x 10'3 (3.73m x 3.12m)

This double room is situated to the front of the property with uPVC double glazed window and a central heating radiator.

En-Suite Shower Room

Having a three piece suite comprising shower enclosure, wc, pedestal wash hand basin, tiled walls, a central heating radiator and a uPVC double glazed window.

Bedroom 3

16'7 x 8'9 (5.05m x 2.67m)

Another spacious double room with uPVC double glazed windows to the side and front elevations enjoying an open aspect. This room also has a central heating radiator.

Bedroom 4

15'1 x 9'7 (4.60m x 2.92m)

This double room is situated to the rear with 2 uPVC double glazed windows and a central heating radiator.

Bathroom

The bathroom has tiling to the walls and floor, bath with shower attachment over and mixer tap, wc, vanity sink unit, ladder style radiator and a uPVC double glazed window.

OUTSIDE:

The property is accessed via a driveway which provides off road parking for a number of vehicles. There are established lawned gardens with rockery borders stocked with a variety of bulbs, shrubs and trees. Flagged patios provide seating areas to the front and side and there is a timber summerhouse and wood store. The stone built double garage measures 19'8 x



TENURE:

Freehold

COUNCIL TAX BAND:

Band G

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.

18'1 provides additional off road parking, has an inspection pit and storage within the roof space. It also has internal power and a side access door. Please note this property has a septic tank.

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 the Bramleys Mirfield office via Huddersfield Rd/A644 in the direction of Huddersfield. Turn left onto Station Rd, continue to the end of this road and turn right onto Hopton Lane. Continue up this road and turn left onto Hopton Hall Lane. Follow this road to the junction and turn left onto Liley Lane/B6118. Turn left onto Briestfield Road and follow this road, bear right and continue on Briestfield Road (past Pearsons Lane) and The Sunday school can be found on your left hand side.







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**

