



179 Foxroyd Lane, Dewsbury, WF12 0LT  
£495,000

**bramleys**

Bramleys are delighted to welcome to the market this unique individually built property that must be seen internally to realise the scale of accommodation on offer. This 4 bedroom detached property is deceptive externally with the accommodation spread over 3 split levels with spectacular views at the rear from all windows. Being modernised in recent years by the current owners, the property features, gas fired central heating, uPVC double glazing and alarm system with a layout comprising: Entrance porch, lobby, 2 first floor bedrooms, 1 En-suite, lounge, house bathroom, dining kitchen, 2 ground floor bedrooms and W.C. Externally there is a double integrated garage with off road parking for 2 cars, low maintenance front garden and to the rear there is garden and a larger garden beyond offering a variety of potential. An internal viewing is strongly advised to fully appreciate the semi rural locality of this superb property and the versatile living space on offer.





## GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance porch.

### Entrance Porch

Having uPVC double glazed windows to 3 elevations and a uPVC external door into the front garden. A composite door gives access into the lobby.

### Lobby

12'9 x 11'8 (3.89m x 3.56m)

This wonderful open space could offer a variety of different uses from lounge area, dining area to office/study space. There is a double built in cupboard offering a wealth of storage, a door accesses the integral garage, a further door accessing bedroom 2 and 4 stairs down to a landing area.

## Bedroom 2

17'5 x 8'9 (5.31m x 2.67m)

A generously sized bedroom which offers far reaching rooms from the side window and a window overlooking the front gardens. There is a central heating radiator.

### Landing

A door accesses the lounge and inner hallway and a staircase leads to the lower ground floor.

### Lounge

22.5 x 14.0 (6.71m.1.52m x 4.27m.0.00m)

Having an abundance of natural light from the floor to ceiling windows and sliding patio doors which access the balcony. There are stunning views from this well proportioned room that also has a log burner fire and a central heating radiator.





### Inner Hallway

Having a central heating radiator and doors accessing the master bedroom and the bathroom.

### Bedroom 1

12'9 x 10'0 (3.89m x 3.05m)

Offering stunning views from the uPVC double glazed window and having a central heating radiator. A door accesses the en-suite shower room.

### En-Suite Shower Room

This newly fitted fully tiled en-suite has a larger than average walk in shower, vanity sink unit and a low flush W.C. There is a central heating radiator and far reaching viewings from the uPVC double glazed window.

### Bathroom

The fully tiled newly fitted bathroom is fitted with a 3 piece suite comprising bath with shower over and concertina shower screen, vanity sink unit and low flush W.C. There is a central heating radiator and a uPVC double glazed window to the front elevation.

## LOWER GROUND FLOOR

### Hallway

Having a larger than average under stair storage cupboard, a central heating radiator and doors accessing the lower ground floor accommodation.

### Dining Kitchen

21'6 x 14'1 (6.55m x 4.29m)

This well presented newly fitted kitchen is generously proportioned and is fitted with a range of matching base and wall units with laminated working surfaces and tiled splashbacks, insert into which is a stainless steel sink with

side drainer and mixer tap. Further integrated appliances include, fridge, freezer, electric hon, extractor fan and electric oven. There is a radiator to the dining/living area of the room, a uPVC double glazed window to the rear elevation and bifold doors accessing the garden making this a superb place to entertain in the summer months.

### Bedroom 3

13'5 x 11'0 (4.09m x 3.35m.0.00m)

Situated to the rear of the property this bedroom has a central heating radiator and patio doors to to the garden.

### Bedroom 4

10'5 x 9'6 (3.18m x 2.90m)

A 4th bedroom of double proportions having a central heating radiator and a uPVC double glazed window overlooking the garden.

### W.C

Fitted with a 2 piece suite comprising a vanity sink unit and a low flush W.C.

## OUTSIDE

To the front of the property there is a concrete drive allowing parking for 2 vehicles and leads to the garage. Access to the porch can be gained from here. The front garden is low maintenance with artificial grass and patio area and has mature planted borders. The rear garden is of a generous size and is fenced with lawn and patio area. There is a gate from the garden that leads to a further lawned garden area which has mature trees and plants and is private. The far reaching views can be seen from the gardens.

### Garage

Having an electric up and over door, power and light. The





### **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.

garage houses the central heating boiler and there is a utility area which has a range of fitted base and wall units with laminated working surface and inset sink. There is space for a dryer and space and plumbing for an automatic washer.

### **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.

### **TENURE:**

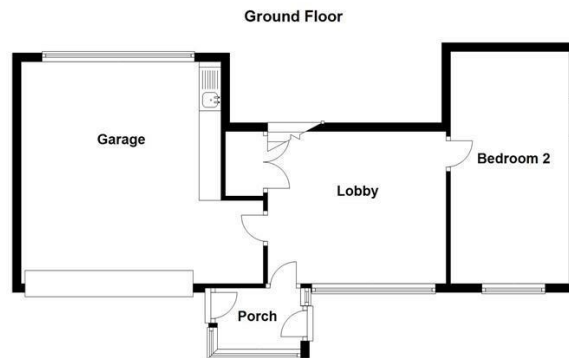
Freehold

### **COUNCIL TAX BAND:**

Band ? F







**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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

