

2 Bullace Trees Lane, Roberttown, WF15 7PF
Offers Over £550,000

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Nestled in the desirable area of Bullaces Trees Lane, Roberttown, this executive detached home presents an exceptional opportunity for families seeking both space and comfort. Boasting three groundfloor receptions rooms along with four well-proportioned bedrooms, plus an additional box room that can serve as a nursery or study, this property is designed to accommodate the needs of modern family life.

One of the standout features of this property is its enviable position, adjoining fields to the rear and with ample parking space and a double garage, this home really does warrant an internal viewing. Located within easy reach of local amenities, well regarded schooling and major road and rail links.





GROUND FLOOR:

Entrance Hall

Accessed via a front exterior door and having a useful storage cupboard.

Sitting Room

16'3" x 13'1" (4.95m x 3.99m)

A spacious and versatile room with uPVC windows to front and rear, two central heating radiators and shelving units to one wall.

Cloakroom/WC

Fitted with a low flush WC, hand wash basin and a uPVC window.

Inner Hallway

Having a uPVC window to the front, central heating radiator and a staircase leading to the first floor.

Lounge

18'8" x 12'7" (5.69m x 3.84m)

A good sized lounge with uPVC windows to the front, side and rear, along with two central heating radiators. Double doors lead into the dining room.

Dining Room

13'7" x 10'1" (4.14m x 3.07m)

Overlooking the rear garden, having an external door and a central heating radiator.

Breakfast Kitchen

16'7" x 9'6" (5.05m x 2.90m)

A pleasant modern kitchen which is fitted with a range of wall and base units with work surfaces, tiled splashbacks and an inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor above and oven beneath. There is also a dishwasher, a uPVC window which overlooks the rear garden and a door leads into the utility room.

Utility Room

10'2" x 6'4" (3.10m x 1.93m)

A good sized utility room which is fitted with wall and base units, work surfaces with tiled

splashbacks and an inset sink unit. There is also space for a washing machine and an exterior side door.

FIRST FLOOR:

Landing

With a built-in cupboard and uPVC window.

Master Bedroom

13'4" x 14'5" to wardrobes (4.06m x 4.39m to wardrobes)

Having a range of built-in wardrobes to one wall, a central heating radiator and a uPVC window. A door leads through to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. There is a uPVC double glazed window, part tiled walls and a central heating radiator.

Bedroom

18'1" x 12'5" (5.51m x 3.78m)

A spacious bedroom with dual aspect uPVC windows and two central heating radiators.

Bedroom

14'5" x 9'9" (4.39m x 2.97m)

Overlooking the rear via a uPVC double glazed window and having built in wardrobes and a central heating radiator.

Bedroom

13'4" x 10' (4.06m x 3.05m)

With a central heating radiator and uPVC double glazed window.

Office/Box Room

7'5" x 5'4" opening to 9'0 (2.26m x 1.63m opening to 2.74m)

Having a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with, shower above and additional shower attachment, wall panelling to the shower area, a low flush WC and a

pedestal wash hand basin. There is also a uPVC double glazed window and a chrome ladder style towel radiator.

OUTSIDE:

To the front of the property there is a large tarmacadam parking apron/driveway which provides access to the attached double garage. A timber gate gives access to the large side/rear gardens which comprise of lawn, mature trees, stone walling and timber fencing. The rear gardens enjoy superb far reaching views across adjacent fields and countryside beyond.

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 our Mirfield office via Huddersfield Road travelling in the direction of Huddersfield. After approximately 1 mile turn right onto Stocks Bank Road. By the traffic lights turn right onto Leeds Road and take the left hand turn off onto Far Common Road. Follow this road onto Roberttown Lane and at the end of this road turn left onto Church Road and then a right into Bullace Trees Lane. After passing the Church on the right, the entrance to the property will be found after a short distance on the right hand side.

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.

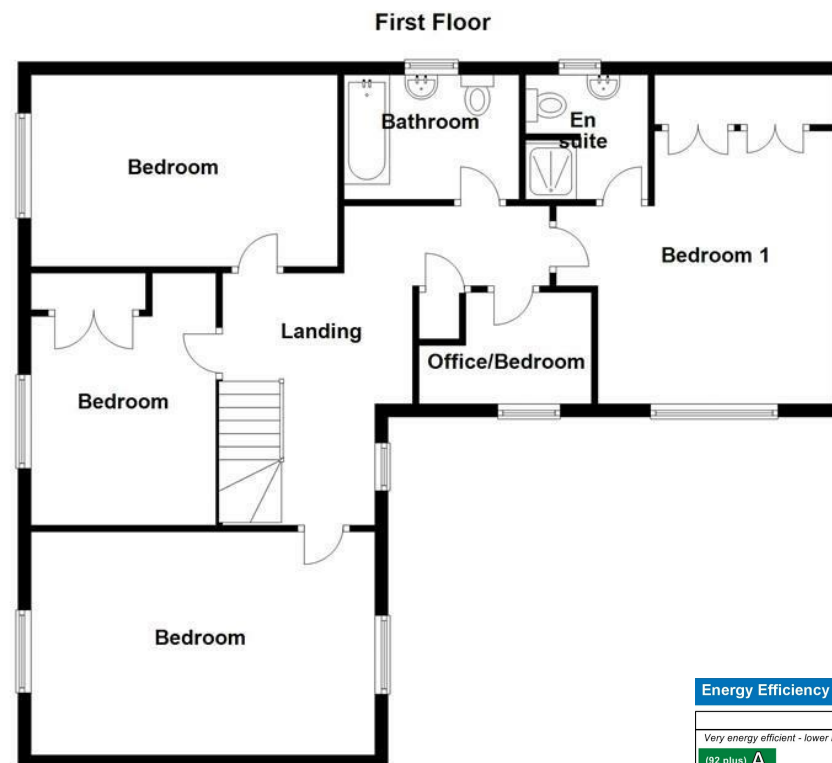
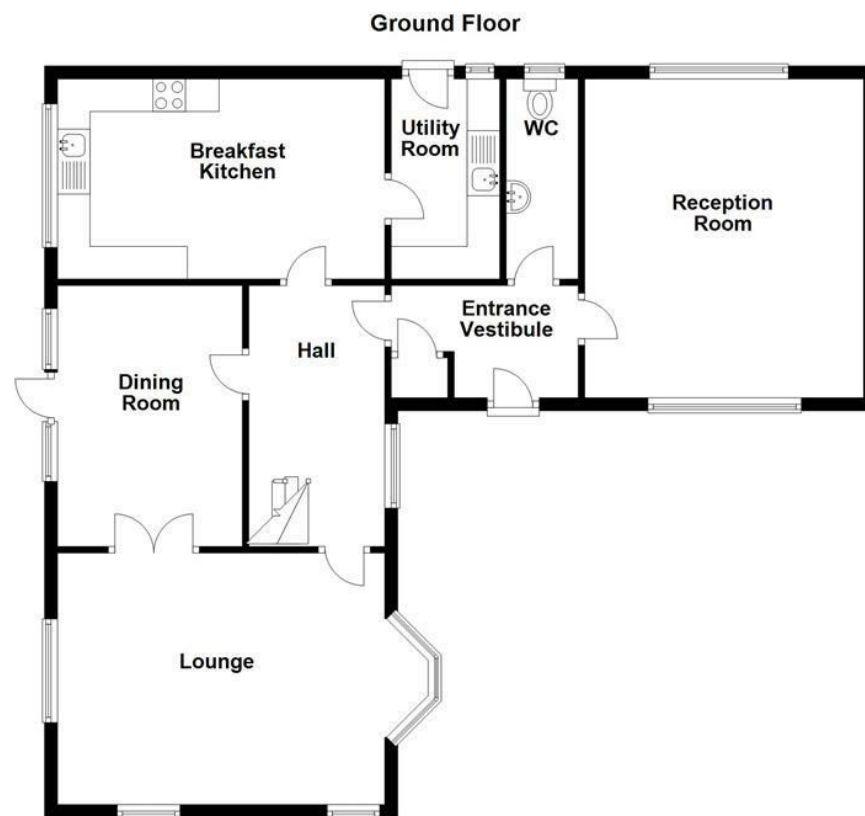
VIEWINGS:

Please call our office to book a viewing on 01924 495334.









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		
	77	84
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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