

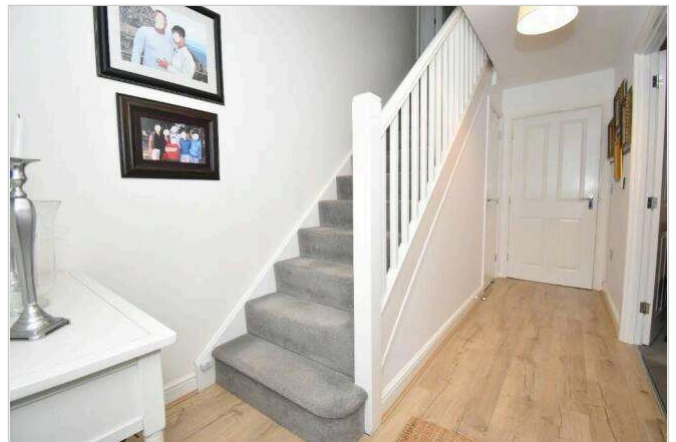
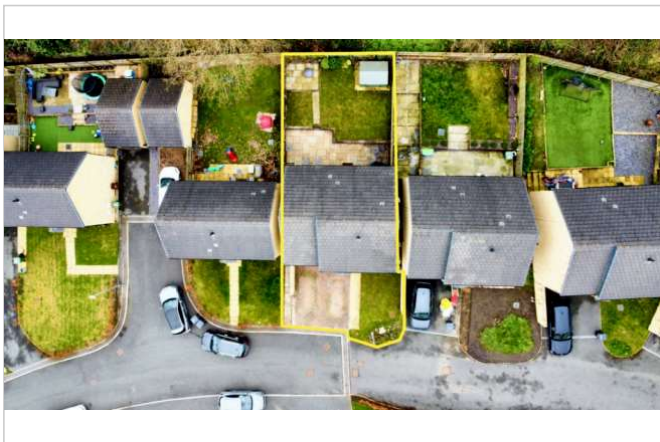
4 bedroom detached house for sale

Black Rock Drive, HD7

Offers in Region of
£360,000

Monthly mortgage payments

Print







Property Description

Key features

- FULL VIDEO TOUR INCLUDED!
- Large detached family home
- EPC rated B
- Four bedrooms
- Vacant possession (no chain!)
- Well positioned within cul-de-sac

Full description

Tenure: Freehold

Harvey & Ryall presents, this stunning detached 4 bedroomed property nestled away in a quiet cul-de-sac above the hills of the Colne valley. Watch our video tour to appreciate all this property has to offer.

4 double bedrooms, off road parking, integral garage and large private garden overlooking woodland is just some of the key features of this true family home. Low energy with an EPC score of B will mean winter fuel bills don't hit hard when this well insulated property.

Key property details

Roof material - Tiled

Property construction - Coursed Artificial Stone

Windows & Doors - UPVC Double Glazed

Heating powered by - Gas Central Heating

Accommodation Listing:

Ground Floor

Entrance Hallway 4.60m x 1.97m - Wood hard flooring and large understairs cupboard for boot and coat storage.

Lounge 4.37m x 3.23m - Entered via impressive double doors from the hallway with window overlooking the front lawned garden.

Kitchen/Dining 5.29m x 2.98m - Large open space perfect for entertaining with double french doors opening onto a private patio area. Laminate hard flooring throughout. Kitchen with wood effect laminate worktop and contemporary wall and base units comes fully equipped with integrated fridge freezer, double oven, dishwasher, gas hob and overhead extractor. Stainless steel sink (bowl and half) with drainer.

Utility Room 1.74m x 1.86m - Great place to keep all the washing and more vocal appliances! Comes complete with integrated washing machine and free-standing tumble dryer. Worktop and wall unit.

WC 1.85m x 0.90m - Great for garden BBQ's and entertaining this ground floor WC is a must with a property of this size. Low flush WC, neat sized wash hand basin, radiator, and window.

First Floor

Landing 2.16m x 1.93m - Central landing with loft hatch (boarded) access and airing cupboard where the Gas combi boiler is located.

Family Bathroom 1.70m x 2.15m - Full size bath, overhead shower and glass screen. Neutral modern tiling and vinyl flooring. Low flush WC, modern square wash hand basin with mixer tap and chrome towel rail. Extractor fan and shaver power point.

Master Bedroom (front) 4.26m x 3.33m - Spacious with full walk in wardrobe and ensuite.

Walk in wardrobe 2.18m x 1.20m (max) - including all hanging and shelves.

Ensuite 2.18m x 1.20m - Large shower tray with sliding glass door, overhead shower and neutral modern tiling and vinyl flooring. Low flush WC, modern square wash hand basin with mixer tap and chrome towel rail. Extractor fan and shaver power point.

Bedroom 2 (front) 4.23m x 2.74m - Large double bedroom overlooking the front of the property.

Bedroom 3 (rear) 2.74m x 2.70m - Large double bedroom overlooking the rear of the property.

Bedroom 4 (rear) 2.74m x 2.70m - Large double bedroom overlooking the rear of the property.

Parking arrangements Large driveway to the front for up to 2 vehicles + integral garage. External socket to the front also great for car charging.

Integral Garage 5.03m x 2.52m - Manual operated garage door including light and power.

outside space Lawned gardens to the front and rear. Very private with fencing and overlooking woodlands. Rear garden with two generous patio areas including firepit.

Tenure - Freehold

Council Tax Band - E

Energy Performance Rating - B

Mains Gas - Yes

Mains Electricity - Yes

Mains Water - Yes

Viewing - By appointment with Harvey & Ryall

What 3 Words location - ///hoped.added.musically

Boundaries & Ownerships - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

Additional Details

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 0.7 miles from Colne Valley High School

- 1.7 miles from Slaithwaite Village Centre & Train Station

- 4.2 miles from M62 junction 23

Please contact us to arrange a viewing or your own market appraisal

This property is marketed and listed by Harvey & Ryall

Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.

Mortgage Advice - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

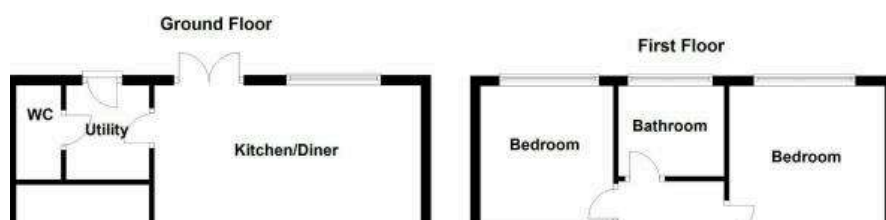
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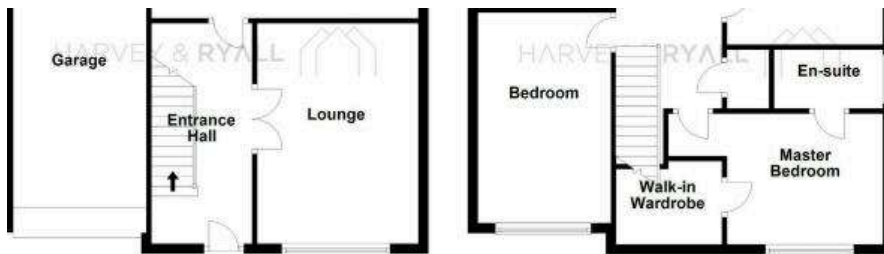
Energy Performance Certificates (EPCs)

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/property-for-sale/property-146492384.html

Floorplans

Floorplan 1

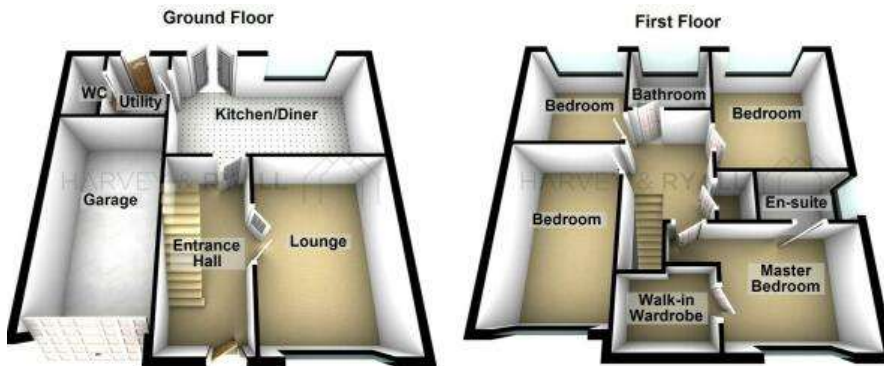




For illustration purposes only, not to scale.
Plan produced using PlanUp.

47 Black Rock Drive, Huddersfield

Floorplan 2



For illustration purposes only, not to scale.
Plan produced using PlanUp.

47 Black Rock Drive, Huddersfield

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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