

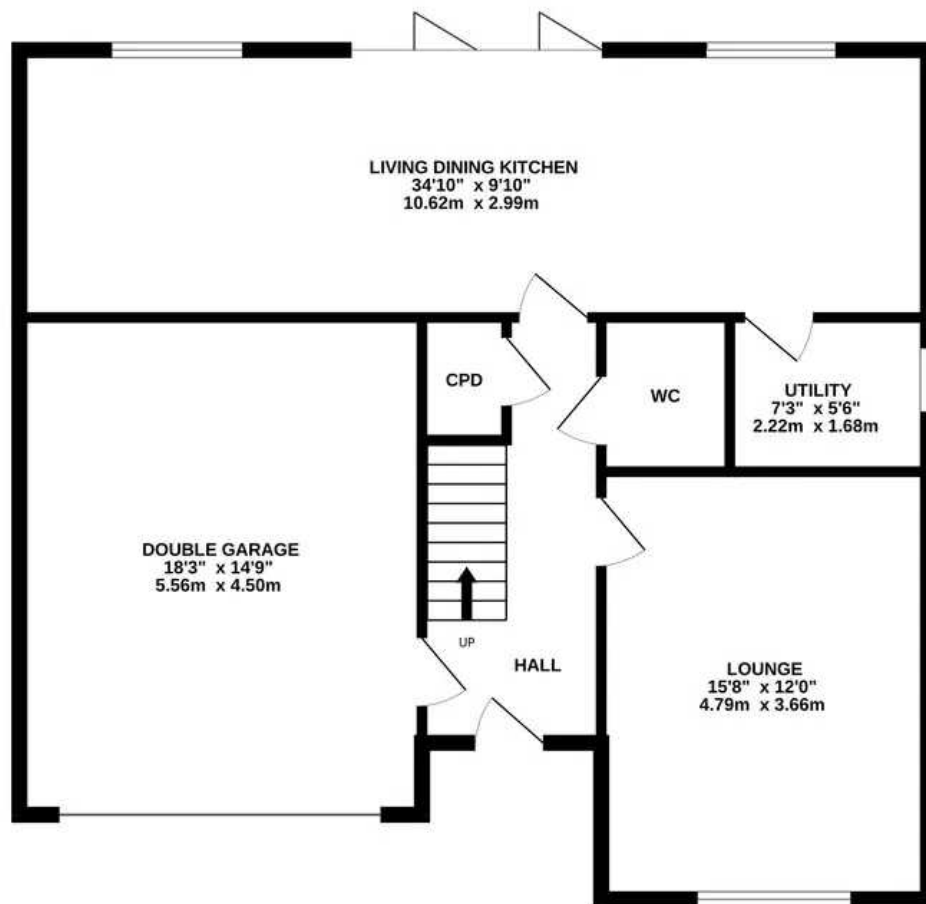


4 Brambles Court, Skelmanthorpe

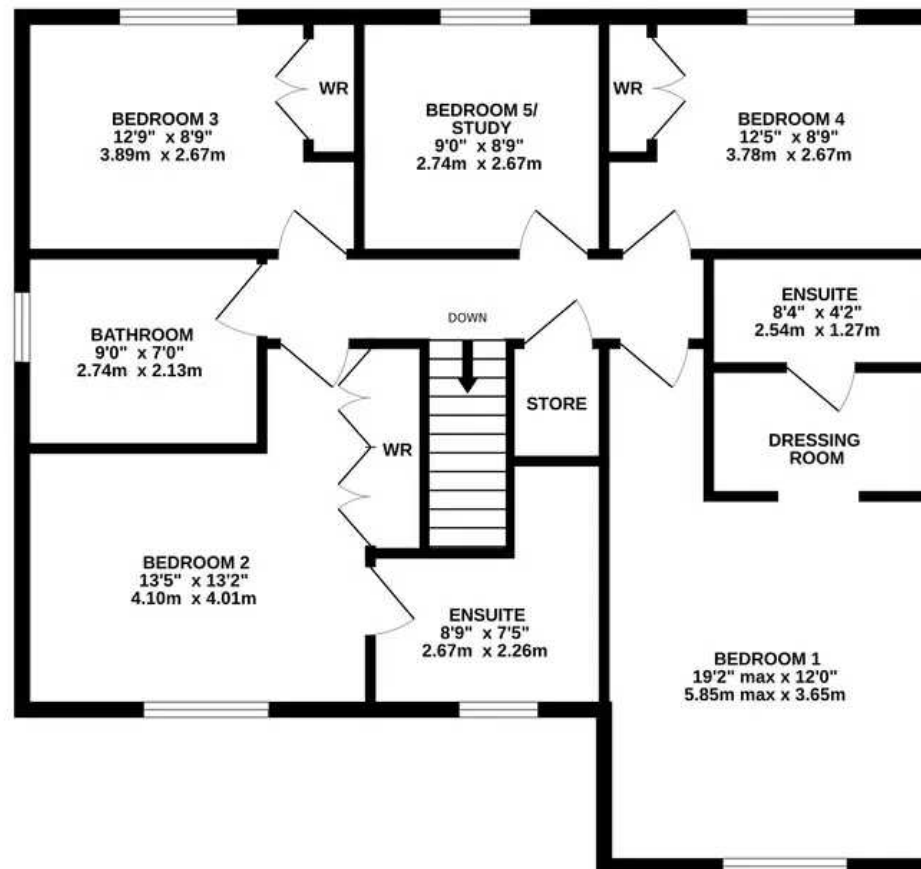
Huddersfield, HD8 9XT

Offers in Region of **£600,000**

GROUND FLOOR



1ST FLOOR



BRAMBLES COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Brambles Court

Skelmanthorpe, Huddersfield, HD8 9XT

AN EXECUTIVE, DETACHED, FAMILY HOME, FINISHED TO AN EXACTING STANDARD AND NESTLED IN A PRIVATE CUL-DE-SAC SETTING. POSITIONED JUST OUTSIDE THE SOUGHT-AFTER VILLAGE CENTRE OF SKELMANTHORPE, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM WITH BI-FOLD DOORS LEADING TO LANDSCAPED GARDENS, FIVE WELL PROPORTIONED BEDROOMS AND WITH PRINCIPAL BEDROOM HAVING WALK-IN WARDROBE/DRESSING ROOM AND EN-SUITE SHOWER ROOM.

The accommodation to the ground floor briefly comprises entrance hall, downstairs WC, lounge with media wall and inset remote fire, open-plan dining-kitchen and family room, and utility room. To the first floor are five double bedrooms and the house bathroom, bedroom one having walk-in wardrobe/dressing room and en-suite, and bedroom two also having en-suite shower room. Externally, there is a driveway leading to the integral double garage, and to the rear is a landscaped garden with flagged patio ideal and flat lawn with well stocked, easy to maintain flower and shrub beds.

Tenure Freehold.

Council Tax Band F.

EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

15' 7" x 6' 7" (4.75m x 2.01m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts. The entrance hall is a most welcoming space, featuring attractive, decorative wall paneling and dado rail, high-quality porcelain tiled flooring, inset spotlighting to the ceiling, and a radiator. Oak doors provide access to the lounge, open-plan dining kitchen and family room, downstairs w.c., the integral double garage, and an understairs cloaks cupboard which features a continuation of the tiled flooring, television and telephone points, and a ceiling light point.

DOWNSTAIRS W.C.

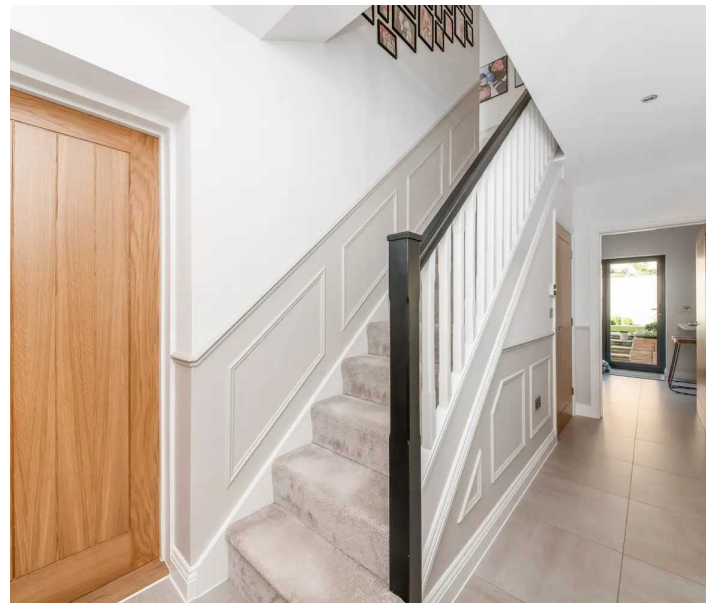
5' 5" x 4' 5" (1.65m x 1.35m)

The high-quality tiled flooring continues through from the entrance hall into the downstairs w.c., which features a modern white Villeroy & Boch two-piece suite, comprising of a low-level w.c. with concealed cistern and push-button flush and a broad, wall-hung wash hand basin with vanity drawer beneath, Hansgrohe chrome monobloc mixer tap and attractive tiled splashback. There is inset spotlighting to the ceiling, a radiator, and an extractor fan.

LOUNGE

15' 8" x 12' 0" (4.78m x 3.66m)

The lounge is a generously proportioned reception room which is decorated to a high standard and features a bank of double-glazed windows with plantation shutters to the front elevation, offering pleasant views across the valley. There are two ceiling light points, a radiator, and the focal point of the room is the media wall unit with recessed area for flat screen television and sound bar and with high-quality, wall-mounted, electric, remote-controlled fireplace.





OPEN-PLAN DINING KITCHEN AND FAMILY ROOM
34' 10" x 9' 10" (10.62m x 3.00m)

DINING AND FAMILY AREA

This fabulous, expansive space enjoys a great deal of natural light which cascades through the two banks of double-glazed windows and the bank of delightful, aluminium bi-fold doors to the rear elevation, which provide seamless access to the manicured and landscaped rear gardens. The attractive tiled flooring continues through from the entrance hall and there are inset spotlights to the ceiling and a central ceiling light point over the dining area.



KITCHEN AREA

The kitchen area features a wide range of high-quality fitted wall and base units with shaker-style cupboard fronts and complementary marbled quartz work surfaces over, which incorporate a deep Belfast ceramic sink unit with brushed gold mixer tap and bevelled drainer unit. The kitchen is well-equipped with high-quality, built-in appliances including a five-ring ceramic AEG induction hob with integrated AEG cooker hood over, a shoulder-level double oven, a fridge freezer unit, a dishwasher, and under-counter drinks fridge. Additionally, there are soft-closing doors and drawers, slide-and-hide bin storage, pull-out pantry cupboards, under-unit LED lighting, marbled quartz upstands and splash areas, and an oak door which proceeds into the utility room.

UTILITY ROOM

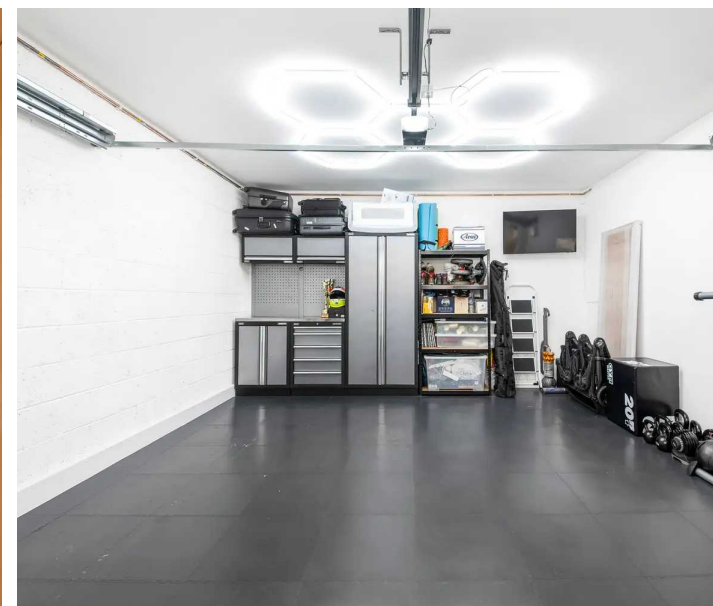
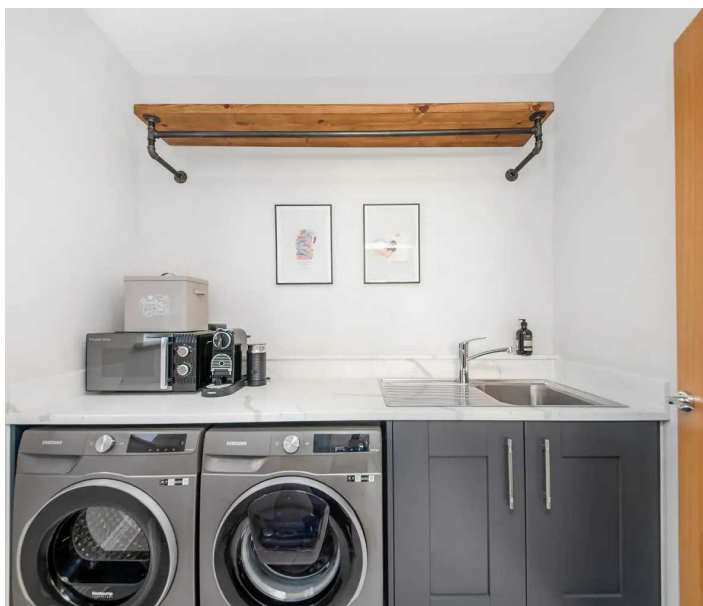
7' 3" x 5' 6" (2.21m x 1.68m)

The utility room features high-quality fitted base units with shaker-style cupboards fronts and fabulous marbled quartz work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit of Franke manufacture and with Hansgrohe chrome mixer tap over. There is a matching marbled quartz upstand, inset spotlighting to the ceiling, a radiator, and a double-glazed window with obscure glass to the side elevation. The utility room also benefits from space and provisions for an automatic washing machine and tumble dryer.

INTEGRAL DOUBLE GARAGE

18' 3" x 14' 9" (5.56m x 4.50m)

The garage features an electric, remote-controlled, up-and-over door, lighting and power in situ, high-quality padded flooring, provisions for an EV point, and high-quality Sealey Superline Pro garage furniture, which is available via separate negotiation and comprises of tall storage, base units and drawers, overhead cupboards, and stainless-steel work bench.





FIRST FLOOR

FIRST FLOOR LANDING

The landing features inset spotlighting, a decorative dado rail with wall paneling beneath, a radiator, and oak doors providing access to five double bedrooms, the house bathroom and enclosing the airing cupboard. There is also a loft hatch which provides access to a useful attic space.

BEDROOM ONE 19' 2" x 12' 0" (5.84m x 3.66m)

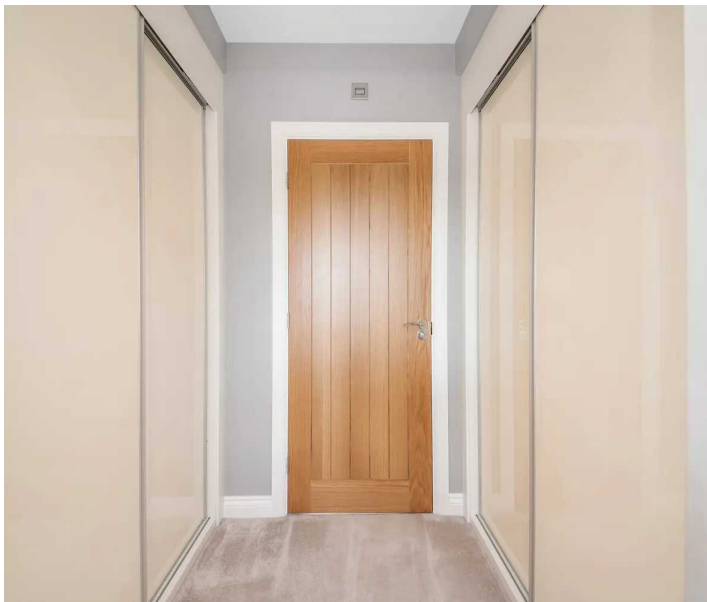
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with fantastic, open-aspect views across the valley towards Emley Moor Mast. There is a central ceiling light point, two ceiling-mounted reading light points, a radiator, and a doorway proceeding into the walk-in wardrobe.

WALK-IN WARDROBE 4' 4" x 4' 0" (1.32m x 1.22m)

The walk-in wardrobe features inset spotlighting to the ceiling and two banks of high-quality Hammonds fitted wardrobes with sliding doors, hanging rails, shelving and drawer units in situ. An oak door then leads into the en-suite shower room.

EN-SUITE SHOWER ROOM 8' 4" x 4' 2" (2.54m x 1.27m)

The en-suite features a modern three-piece suite of Villeroy & Boch manufacture, comprising of a low-level, wall-mounted w.c. with concealed cistern and push-button flush, a broad wall-hung wash hand basin with vanity drawer and Hansgrohe monobloc mixer tap, and a fixed frame walk-in shower with thermostatic rainfall showerhead and separate handheld attachment. There is attractive tiling to the walls and floors, inset spotlighting, an extractor fan, a chrome ladder-style radiator, a shaver point, and a double-glazed window with obscure glass.



BEDROOM TWO

7' 5" x 8' 9" (2.26m x 2.67m)

Bedroom two is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a double-glazed bank of windows to the front elevation which take full advantage of the picturesque, open-aspect views of surrounding fields and countryside. Additionally, there are high-quality, floor-to-ceiling Hammonds fitted wardrobes with multi-panel doors, hanging rails and shelving in situ. An oak door proceeds into the en-suite shower room.

BEDROOM TWO EN-SUITE SHOWER ROOM

7' 5" x 8' 9" (2.26m x 2.67m)

The en-suite shower room features a contemporary, white, three-piece suite of Villeroy & Boch manufacture, and which comprises of a low-level w.c. with concealed cistern and push-button flush, a broad wall-hung wash hand basin with vanity cupboard beneath and Hansgrohe monobloc mixer tap, and a walk-in fixed frame shower cubicle with thermostatic rainfall Hansgrohe showerhead and separate handheld attachment. There is tiling to the walls and floor, inset spotlighting to the ceiling, an extractor fan, a wall-mounted chrome ladder-style radiator, and a double-glazed window with obscure glass to the front elevation.

BEDROOM THREE

12' 9" x 8' 9" (3.89m x 2.67m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a bank of double-glazed windows to the rear elevation which have a pleasant outlook across the property's gardens, and a bank of high-quality Hammonds fitted wardrobes with hanging rails, shelving and drawer units in situ.





BEDROOM FOUR

12' 5" x 8' 9" (3.78m x 2.67m)

Bedroom four is a double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation offering pleasant views across the property's landscaped gardens, a ceiling light point, a radiator, and high-quality fitted Hammonds wardrobes with hanging rails, shelving and drawer units in situ.

BEDROOM FIVE

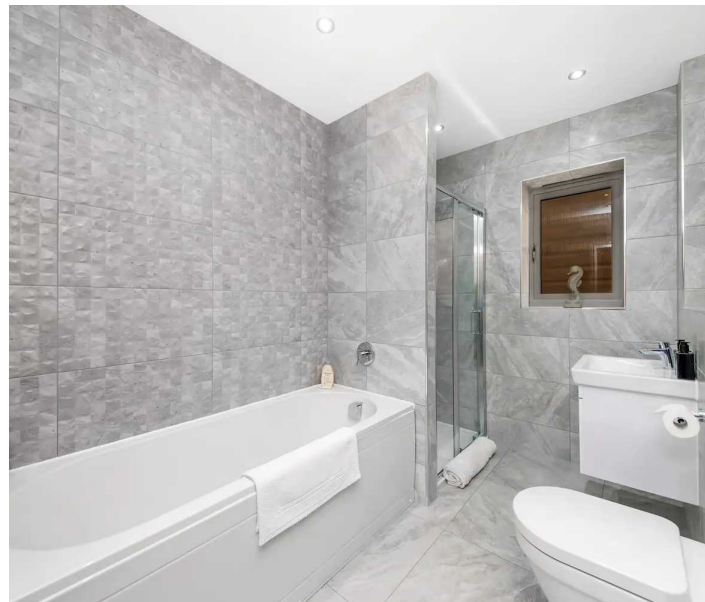
9' 0" x 8' 9" (2.74m x 2.67m)

Bedroom five can accommodate a double bed but is currently utilised as a home office. It features a central ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation which overlook the property's gardens.

HOUSE BATHROOM

9' 0" x 7' 0" (2.74m x 2.13m)

The house bathroom features a contemporary four-piece suite of Villeroy & Boch manufacture, which comprises of a panel bath with Hansgrohe bath filler, a broad wash hand basin with vanity cupboard beneath and Hansgrohe mixer tap, a low-level w.c. with concealed cistern and push-button flush, and a fixed frame shower cubicle with thermostatic Hansgrohe rainfall showerhead and separate handheld attachment. There is attractive tiling to the walls and floor, inset spotlighting to the ceiling, an extractor fan, and a double-glazed window with obscure glass and tiled surround to the side elevation, a chrome ladder-style radiator, and a wall-mounted LED backlit vanity mirror.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block paved double driveway providing off-street parking for two vehicles and leads to the integral double garage. There are flagged pathways; one which proceeds to the door canopy with two wall-mounted up-and-down lights, and there is a cold water feed to the side of the property. Additionally, the property boasts a lovely lawn garden with recently planted hedge borders and a further flagged pathway leading down the side of the property to a gate which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property features a flagged patio area which is an ideal space for al fresco dining and barbecuing. The current vendors have landscaped the gardens to create a fabulous flat lawn area with low maintenance and well-stocked flower and shrub beds, as well as an additional outdoor entertainment area. A beautiful stone retaining wall borders the back of the garden, complemented by a flower and shrub bed above, and there is an outdoor kitchen area with high-quality fixtures and fittings which are available via separate negotiation. The gardens boast a south-westerly aspect, enjoying sunshine throughout the majority of the afternoon and evening. Finally, there are external up-and-down lights, an external security light, and external double plug points.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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