



10 The Dyson Court. Slade Lane, Rastrick, Brighouse, HD6 3TF

£275,000

bramleys

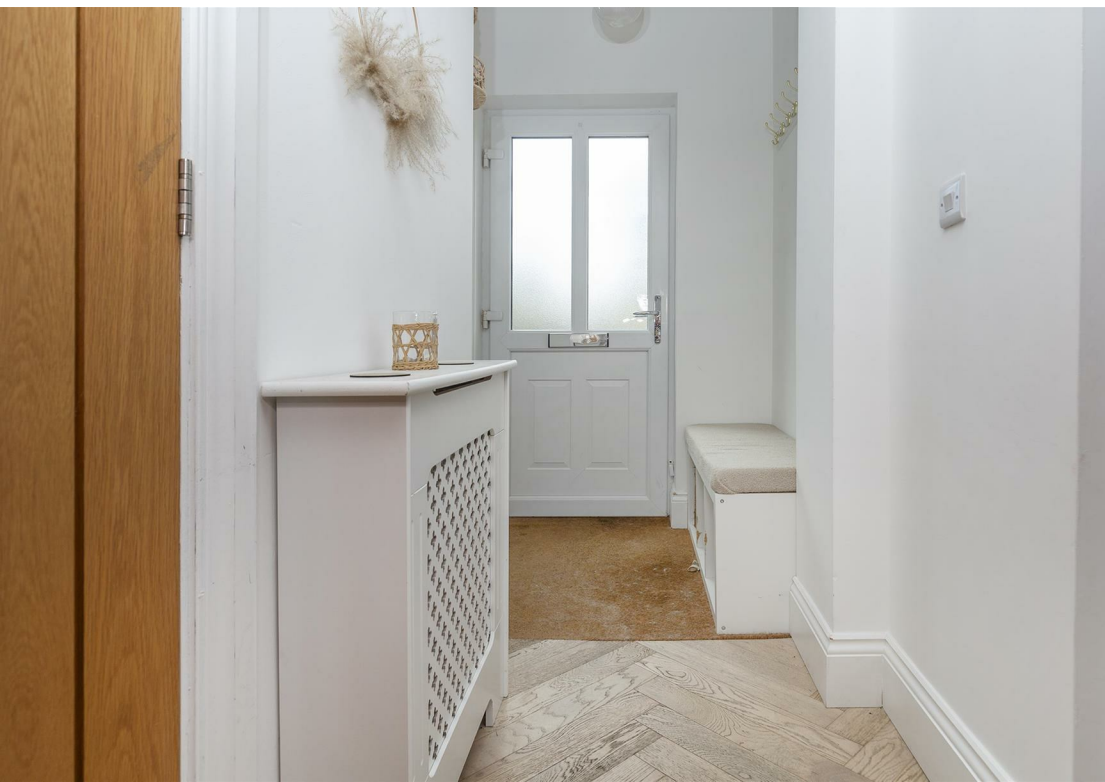
This stone built, 4 bedroom end townhouse is situated in this popular and highly desirable residential location. Boasting accommodation across 3 levels, with en suite facilities to the master bedroom, the property has a range of high quality fixtures and fittings and a kitchen with a wealth of integrated appliances. The property would make an ideal purchase for those with a young and growing family and also has the additional benefit of a garden room in the rear garden, which could be used as a home office or play room if required.

With gas fired central heating and uPVC double glazing, the property must be viewed internally to truly appreciate the size and position of this modern family home.

Located equidistant to junctions 24 & 25 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

Energy Rating: B





GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Vestibule

Cloakroom/WC

Furnished with a concealed flush WC.

Dining Kitchen

14'0" x 11'9" (4.27m x 3.58m)

Having a range of matching high gloss wall and base units with laminated work surfaces, inset stainless steel sink with mixer taps and side drainer, sunken LED lighting and a uPVC double glazed window to the front elevation. There are a range of integrated appliances including a 4 ring induction hob with built-in oven and overhead extractor fan and light, integrated fridge freezer and dishwasher, wine rack, built-in wine cooler, engineered oak flooring, central heating radiator set behind fretwork panel and a centre waterfall island

with quartz work surface and incorporating breakfast bar. A door gives access to the utility room.

Utility Room

5'2" x 3'2" (1.57m x 0.97m)

With space for a washing machine and tumble dryer. There are shelves, power points and work surface.

Lounge

15'0" x 10'10" (4.57m x 3.30m)

The flooring extends from the kitchen into the lounge, which has a contemporary media wall with electric and log effect fire set behind a glazed screen, recessed display niches, sunken LED lighting, built-in understairs store cupboard, 2 central heating radiators and French doors which lead into the rear garden.

FIRST FLOOR:



Landing

With spindlerail balustrade and glazed panels. The landing also has a uPVC double glazed window and provides access into:-

Bedroom 2

15'3" x 9'0" (4.65m x 2.74m)

Situated to the front of the property, having 2 uPVC double glazed windows, a central heating radiator and sunken LED lighting.

Bedroom 3

10'6" x 7'8" (3.20m x 2.34m)

Situated to the rear of the property, with an open aspect. This room has a central heating radiator, sunken LED lighting and a uPVC double glazed window.

Bedroom 4

8'0" x 7'0" (2.44m x 2.13m)

Peacefully situated to the rear of the property, having sunken LED lighting, a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin with waterfall mixer tap, bath with waterfall mixer taps and overhead rain water shower head and shower screen. There are part tiled walls, a fully tiled floor, chrome ladder style radiator and sunken LED lighting.

SECOND FLOOR:

With glazed screen balustrade.

Landing

With storage, a Velux window and LED lighting.

Master Bedroom

11'6" x 9'5" (3.51m x 2.87m)

A spacious double bedroom which has 2 Velux windows, sunken LED lighting, central heating radiator, recessed eaves storage and an access door to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wall hung wash basin with chrome waterfall mixer taps and drawer unit beneath, together with a double width, walk-in shower cubicle with rainwater shower head and additional hose. There is fully tiling to both the walls and floor, Velux window and chrome ladder style radiator.

OUTSIDE:

To the front of the property, there are is a parking apron which provides 3 spaces. To the rear of the property there is a Yorkshire stone flagged patio, with Astro turf lawn which leads to the garden room. There is also exterior up/down lighting.

Garden Room

15'4" x 11'6" (4.67m x 3.51m)

Having uPVC double glazed French doors which have tiled flooring, sunken LED lighting and has previously been used as a salon, but does provide versatile accommodation subject to requirements.

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 Elland office via Southgate. At the roundabout, turn left and then immediately right onto Dewsbury Road. Follow

Dewsbury Road and continue straight ahead at the traffic lights at the Sun Inn public house. Turn left opposite the fire station onto Slade Lane and continue along where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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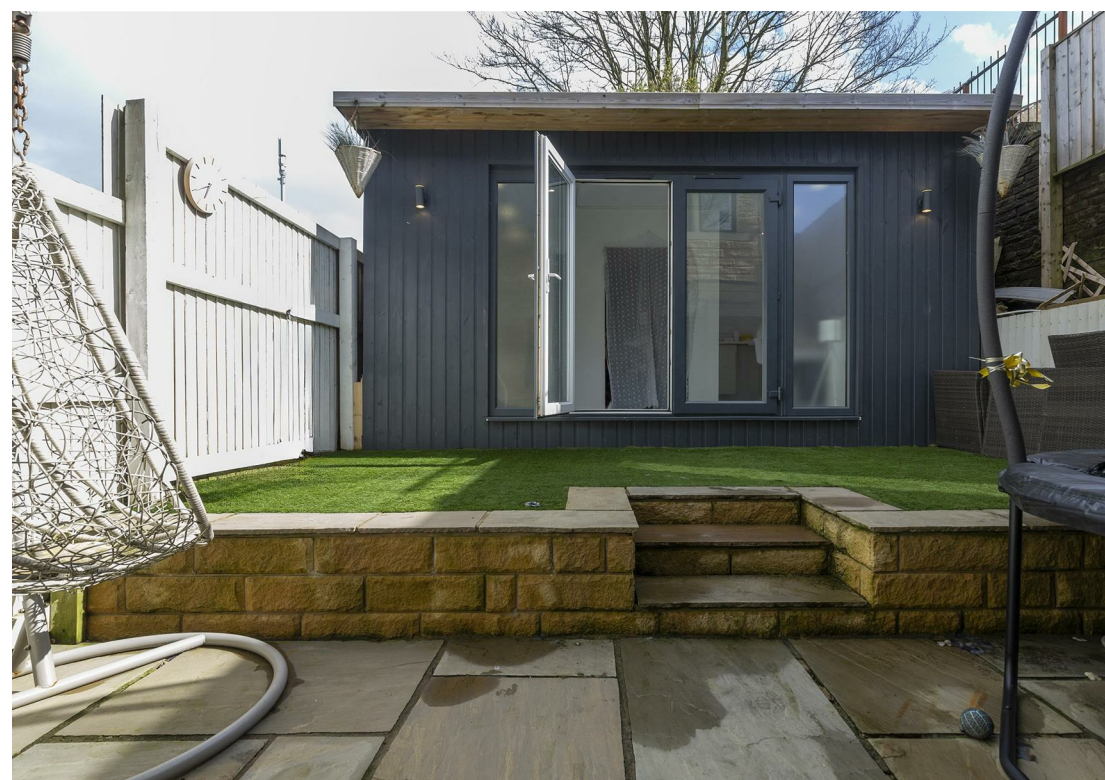
MORTGAGES:

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.







Approximate total area⁽¹⁾
 957.3 ft²
 88.94 m²

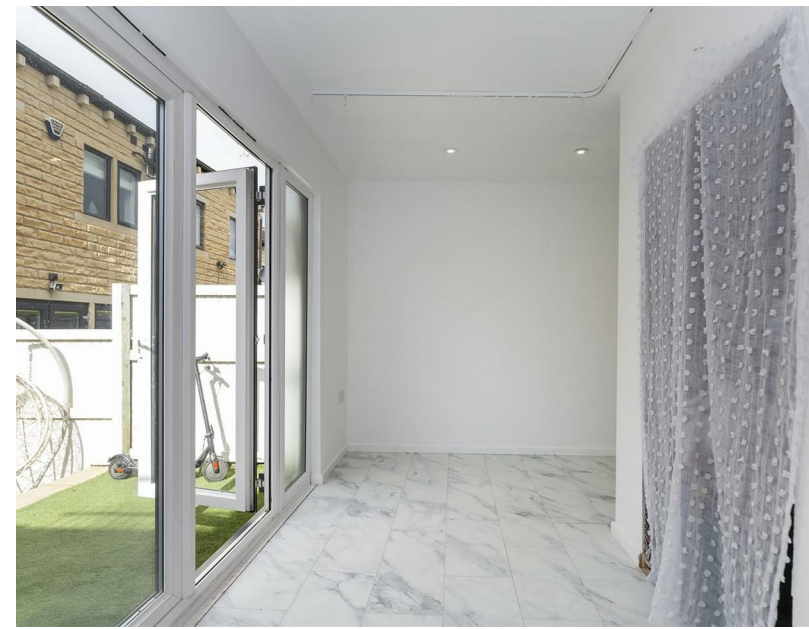
Reduced headroom
 44.17 ft²
 4.1 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

DISCLAIMERS 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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