



bramleys  
01422 374811  
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For sale

135 Woodhouse Lane, Brighouse, HD6 3TP  
£400,000

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This substantial stone built 5 bedroomed semi-detached property has been extended from its original form and now provides a most appealing family home. Being situated in the popular and sought after Woodhouse Lane area of Brighouse, the property is handily located 3 miles from Huddersfield town centre and approximately 1 mile from Brighouse which also has a railway station and excellent commuter links. Equidistant to junctions 24 and 25 of the M62, the property provides ease of access for those looking to commute to the major trading centres of West Yorkshire and East Lancashire. Benefitting from far reaching views to the rear, the property has gas fired central heating, uPVC double glazing and would make an ideal purchase for those with a young and growing family.

Energy Rating: TBA









## GROUND FLOOR:

Enter the property a composite entrance door with sealed unit double glazed panels into:-

### Entrance Porch

Where there are uPVC double glazed windows and leading to a timber and glazed access door with leaded and stained glass window above leading to the:-

### Main Entrance Hall

Which has a central heating radiator, a built-in store cupboard and a spindle rail balustraded staircase.

### Cloakroom/WC

Half tiled to the walls and furnished with a 2 piece suite comprising low flush toilet and hand wash basin with chrome mixer taps. There is also a uPVC double glazed window and a central heating radiator.

### Utility Room

9'10" x 8'4" (3.00m x 2.54m)

A useful internal storage area fitted with plumbing for a washing machine and base and wall cupboards.

### Lounge

13'7" x 12'0" (4.14m x 3.66m)

Situated to the front of the property and having uPVC double glazed semi-circular bay window to the front, 2 wall light points and a gas and coal effect living flame fire set onto a marble hearth and backcloth with Adam style fire surround and mantle.

### Dining Kitchen

16'0" x 13'7" (4.88m x 4.14m)

Comprising a range of matching modern high gloss wall and base units with granite working surfaces and an inset stainless steel sink unit with mixer taps and side drainer. There is a







wealth of integrated appliances including 5 ring gas hob with overhead extractor fan and light, 2 separate ovens, space for American style fridge freezer, wine cooler and dishwasher. There is also a peninsula breakfast bar with granite tops, a central heating radiator, sunken LED lighting, uPVC double glazed windows and Velux windows. A set of uPVC double glazed French doors lead to the conservatory.

### Conservatory

13'9" x 10'3" (4.19m x 3.12m)

Peacefully situated to the rear of the property and benefitting from far reaching views via uPVC double glazed windows to 3 sides and a set of French doors leading directly onto the rear gardens. There are also 2 central heating radiators.

### Dining Room

14'3" max x 11'9" (4.34m max x 3.58m)

Peacefully situated to the rear of the property and fitted with 2 wall light points, uPVC double glazed square bay window to the rear with French doors leading directly into the rear gardens.

### FIRST FLOOR:

#### Landing

There is ceiling coving, wall light point and loft access via retractable ladder.

#### Bedroom 1

15'1" x 11'7" (4.60m x 3.53m)

Situated to the front of the property with a uPVC double glazed semi-circular bay window to the front, a range of fitted 7 door wardrobes with hanging and shelving facilities, a central heating radiator and ceiling coving.

#### Bedroom 2

12'3" x 11'7" (3.73m x 3.53m)

Peacefully situated to the rear of the property with superb far reaching views, a central heating radiator, wood effect laminate flooring and full width fitted wardrobes with sliding mirror doors.

#### Bedroom 3

12'5" x 8'3" (3.78m x 2.51m)

Fitted with wood effect laminate flooring, a central heating radiator, ceiling coving and uPVC double glazed window.

#### Bedroom 4

8'4" x 11'9" max (2.54m x 3.58m max)

Fitted with wood effect laminate flooring, a central heating radiator and a uPVC double glazed window to the rear allowing superb far reaching views.

#### Bedroom 5

7'1" x 8'1" (2.16m x 2.46m)

There is a uPVC double glazed window, a central heating radiator and wood effect laminate flooring.

#### Shower Room

Half tiled to the walls and furnished with a 3 piece white suite comprising concealed flush WC, wash bowl with cupboards and drawer units beneath and a double width corner shower cubicle housing the rainwater head shower with additional hose. There is also a uPVC double glazed window and a central heating radiator.

### OUTSIDE:

To the front, there is a block paved driveway with parking for 2/3 vehicles. A pathway to the side of the property leads to the rear gardens comprising of a decked terrace with







#### TENURE:

Freehold

#### COUNCIL TAX BAND:

Band D

#### 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.

additional flagged pebbled seating area, enclosed lawned gardens with fields to the rear benefitting from far reaching views across Bradley Woods.

#### PLEASE NOTE:

The fields to the rear of the property are subject to a planning proposal which could lead to permission being granted for a housing development to the rear of the property.

#### 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:

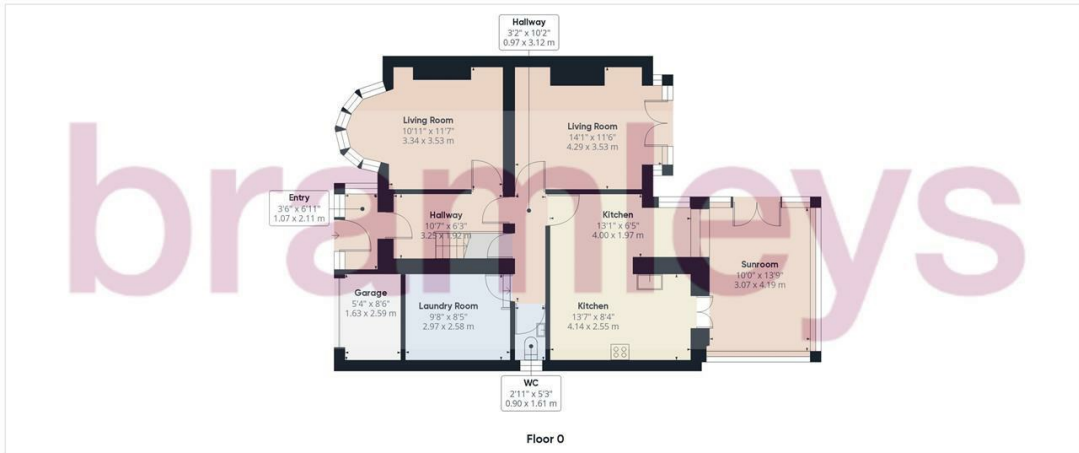
Leave Brighouse via A641 Huddersfield Road and proceed straight ahead at the traffic lights. Continue up the hill for approximately 0.5 mile and as the road levels out turn left onto Woodhouse Lane at the crossroads. Follow the road round to the left, where the property can be found after a short distance on the right hand side.



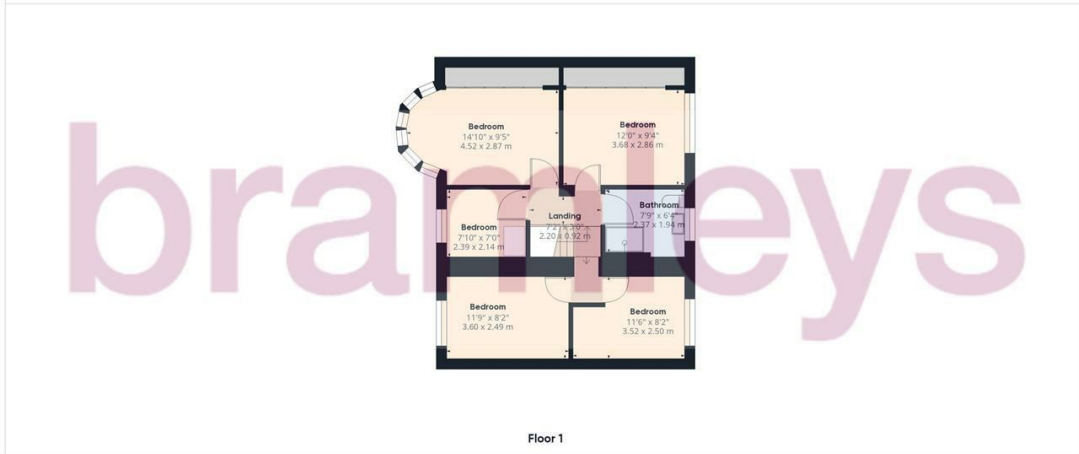








Approximate total area<sup>1)</sup>  
 1578.15 ft<sup>2</sup>  
 146.61 m<sup>2</sup>



(1) Excluding balconies and terraces

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

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	