



12 Jackson Meadows, Barkisland, HX4 0DD

Asking Price £375,000

**bramleys**



Set to a generous plot in this highly desirable residential area of Barkisland, is this detached true bungalow which is currently presented as 2 double bedrooms. Tucked away in a private position on this cul-de-sac of similar style properties, the property is being offered for sale with vacant possession upon legal completion. With a most spacious living room and open plan dining kitchen, the property is further enhanced by a modern 4 piece bathroom, gas central heating and uPVC double glazing throughout. Externally there is a detached single garage and spacious driveway providing off-road parking, as well as beautiful gardens with large lawned areas to both front and rear. Only by a personal inspection can one truly appreciate the size, quality and outstanding position of this detached bungalow.

Energy Rating: TBA









## GROUND FLOOR:

Enter the property via a uPVC external door into the entrance vestibule.

### Entrance Vestibule

With a further internal door accessing the entrance hall.

### Entrance Hall

Having a central heating radiator and loft access point.

### Lounge

20'2" x 12'4" (6.15m x 3.76m)

A spacious reception room, having 2 uPVC double glazed windows to the front elevation, 2 central heating radiators and a gas fire set to a marble back cloth and hearth with timber surround.

There is also ceiling coving and a door leading to the kitchen.

### Kitchen

12'1" x 9'6" (3.68m x 2.90m )

A good sized kitchen area which is fitted with a range of matching wall and base units with complementary working surfaces and splashbacks. Having an inset Asterite sink with side drainer and mixer tap, also built into the kitchen is a 4 burner gas hob with oven beneath and built-in extractor along with a integrated fridge/freezer. There is space and plumbing for a washing machine, along with a breakfast bar area and a cupboard which houses the central heating boiler. A uPVC double glazed window overlooks the rear garden and there is a uPVC external door, as well as open access to the dining area.

### Dining Area

9'9" x 7'11" (2.97m x 2.41m )

Having a central heating radiator and uPVC double glazed sliding patio doors which open onto the rear garden.

### Master Bedroom

13'0" x 10'6" (3.96m x 3.20m)

A good sized double bedroom positioned to the rear of the property, having a uPVC double glazed window overlooking the rear garden and a central heating radiator.

### Bedroom 2

13'8" x 9'2" (4.17m x 2.79m)

Another good sized double bedroom positioned to the front of the property, with a central heating radiator and uPVC double glazed window overlooking the front gardens.

### Bathroom

This spacious modern bathroom is furnished in a 4 piece white suite comprising a low flush WC, wash hand basin set to vanity storage, panelled bath with electric shower over and a separate

walk-in shower enclosure with thermostatic shower. There is full tiling to the walls, an extractor fan, uPVC double glazed window, a built-in storage cupboard and chrome ladder style heated towel rail.

## OUTSIDE:

To the front of the property there is a generous lawned garden with driveway leading to a detached single garage providing ample off-road parking. The rear garden is particularly spacious and offers 2 level lawns, a paved seating area and is surrounded in mature shrubs and trees.

### Single Garage

With up and over door.

## 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 Bramleys traveling up Victoria Road and bare right on the bend along Long Wall continue to the junction with Saddleworth Road and keep left towards the traffic lights at West Vale. Continue straight ahead through the traffic lights onto Saddleworth Road, continuing through the village of Greetland remaining on the road for approximately 3 miles. Shortly after passing the Barkisland post office tun right onto Jackson Lane then take the first right onto Jackson Meadows and keep left where the property can be found at the head of the cul-de-sac.

## 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:

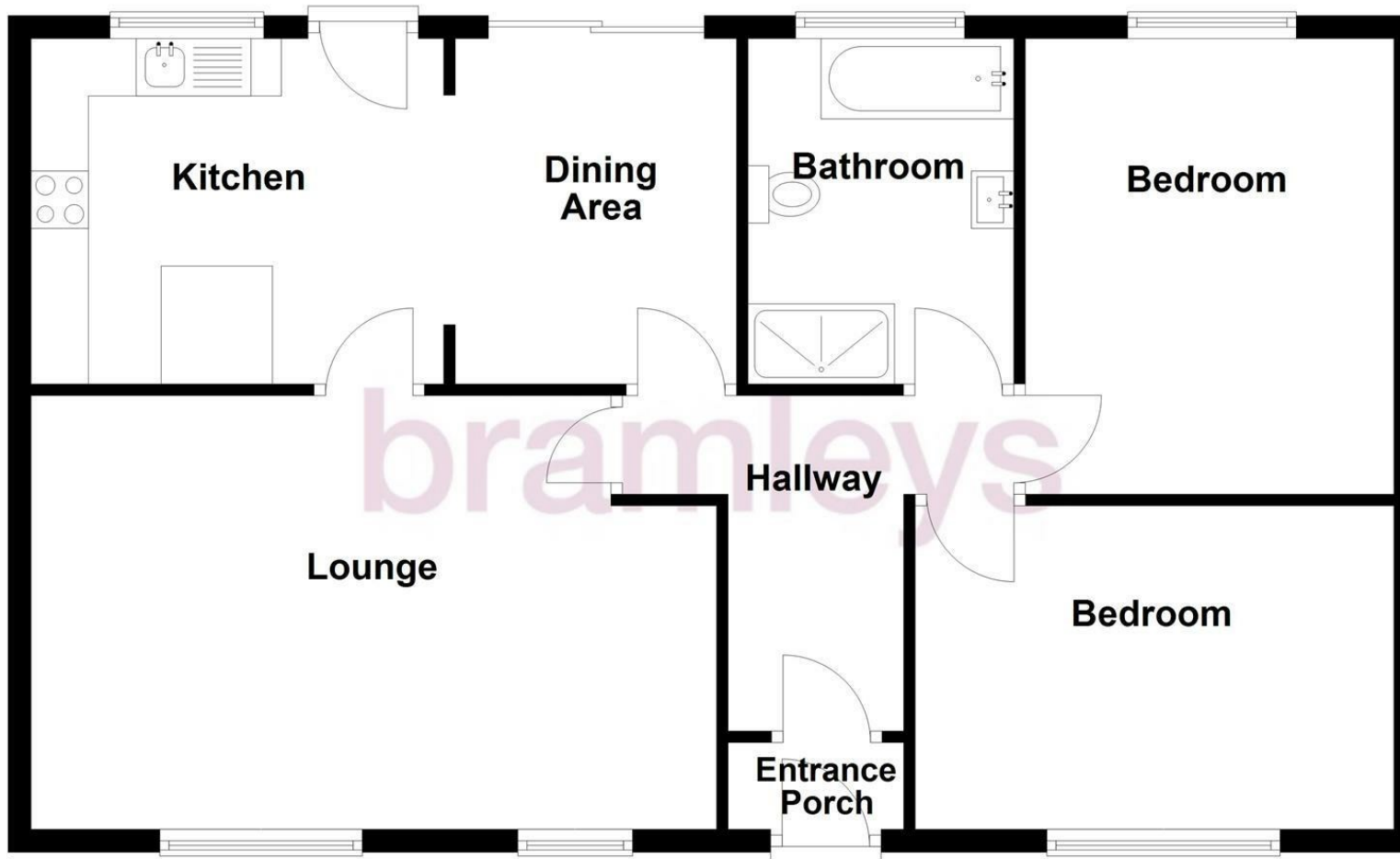
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







# Ground Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>84</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>	<b>69</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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