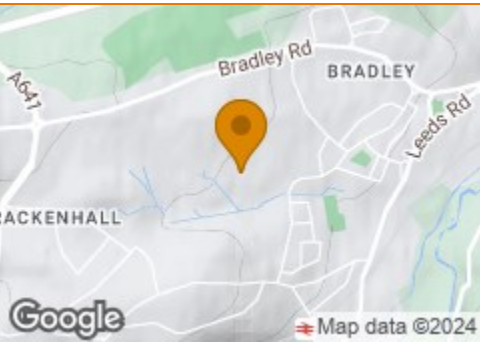


# BOULTONS

Terrain Map



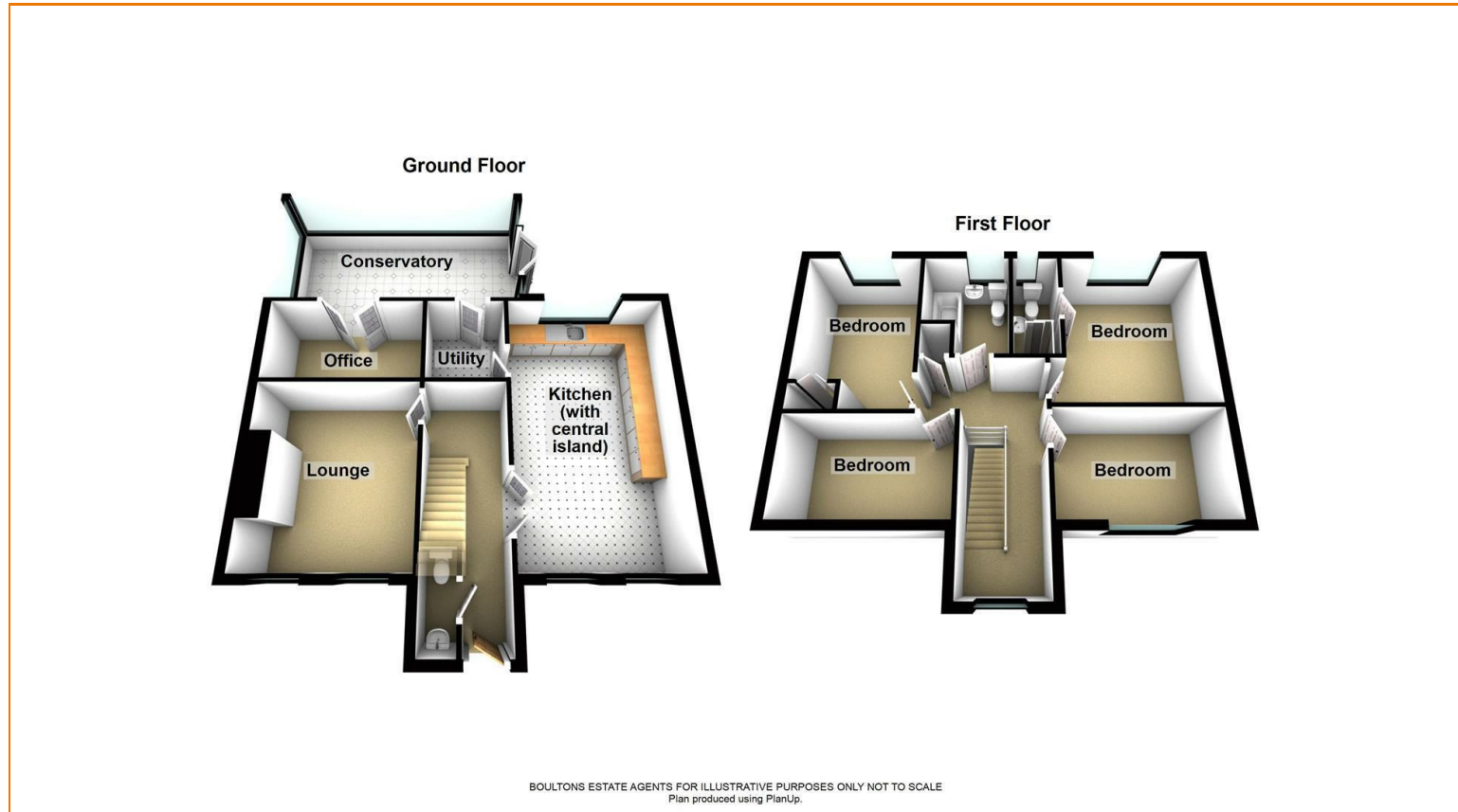
Hybrid Map



Terrain Map



Floor Plan



## The Muirlands

Bradley, Huddersfield, HD2 1PN

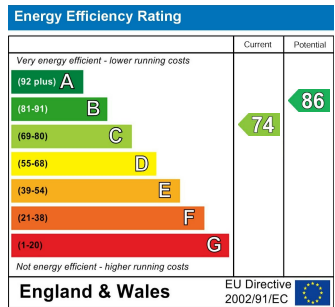
Offers Around £375,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# The Muirlands

Bradley, Huddersfield, HD2 1PN

Offers Around £375,000



ENJOYING A LOVELY WOODED BACKDROP ON A CORNER PLOT away from the main flow of traffic on the edge of a cul-de-sac, in this highly sought after development which is well established as one of Huddersfield's most popular locations. A well presented 4-bedroom detached family home extended from its original design via a large conservatory and with planning permission to further remodel and extend should the incoming purchaser require, reference: 2022/62/92349/W . Working from home or in the city is equally achievable with a home office and easy access to the M62. Stylish and modern presentation will be found in the accommodation which briefly comprises: dining kitchen, a comfortable lounge with media wall, large conservatory, the aforementioned office, w.c/cloakroom, utility, four bedrooms (en-suite to master) and a house bathroom. Outside there is a long driveway, a double garage and landscaped gardens. As you would expect there is a gas fired central heating system and sealed unit double glazing. Very well situated in this exclusive development with private leisure facilities nearby and surrounded by properties of similar executive standing. Tucked away from the main flow of traffic but with easy access to local and regional financial centres along with daily amenities and surrounded by established woodland.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

17'0" x 3'4" to the staircase or 6'2" inc

A grand and spacious reception hall having a central heating radiator, the aforementioned staircase rising to the first floor and a Nordic oak effect herringbone design, Karndeian style floor covering. An internal leads to the wc and a pair of glazed double doors lead through to the dining kitchen and a further internal door leads into the sitting room.

#### CLOAKROOM/WC

Fitted with a contemporary two piece white suite comprising free hanging wall mounted hand wash basin with chrome mono block tap over, and a low flush wc. Tiled walls with contrasting black tile floor covering will be found and there is a heated towel rail. Fitted, mirror fronted medicine cupboard and a uPVC double glazed window with privacy glass inset.

#### KITCHEN

19'1" x 11'3"

Fitted with a range of modern wall and base units with matching centre island, boasting granite working surfaces with matching granite upstand surrounding the preparation areas. There is provision for a slot-in gas; range style cooker and provision for an American style fridge freezer. The kitchen is further equipped with a wine fridge, integrated dishwasher, a larger than average inset sink unit with chrome mono block mixer tap over, a stainless steel extractor hood over the space for the oven and hob. A wall mounted Ideal combination boiler and uPVC double glazed window positioned to the front and rear elevations. Ambient spotlighting and there is a porcelain tiled floor covering which is continued into the utility area.

#### UTILITY ROOM

6'3" x 5'7"

Fitted with a range of storage units, plumbing for a washing machine, provision for a dryer and access to the Garden Room at the rear.

#### LOUNGE

12'4" x 10'0" to the chimney breast or 11'3" maxim

The feature wall displays a most attractive contemporary log effect fire and has provision for a large wall mounted television which is recessed into this media and display wall. Positioned within each of the alcoves are base level cupboard storage units, display shelving and ambient down-lights. The windows to the front elevation are uPVC double glazed in construction. The stylish Karndeian style, Nordic oak effect, herringbone design floor covering is continued into this reception room.

#### GARDEN ROOM/CONSERVATORY

19'3" x 9'4"

With floor to ceiling picture windows which are uPVC double glazed in construction, a central heating radiator and French doors leading out to the garden. A pair of glazed internal doors lead to Home Office/Study.

#### HOME OFFICE/STUDY

11'2" x 6'3"

With a central heating radiator and a wooden floor covering.

#### FIRST FLOOR

#### LANDING

14'7" x 6'2"

A galleried style landing with a uPVC double glazed window positioned to the front elevation, spindles, balustrade and newel post on display, useful linen storage cupboard. The Nordic oak, herringbone finish flooring is continued and there are spotlights and a loft hatch within the ceiling. No access was gained to the roof void at the time of the appraisal.

#### BEDROOM 1

12'1" x 10'8" plus entrance

Enjoying the attractive wooded aspect via the a uPVC double glazed window to the rear elevation, a central heating radiator, provision for a wall mounted television and an internal door leading to the en suite.

#### EN SUITE

7'8" into the shower x 3'2"

With a contemporary three piece suite comprising low flush wc, pedestal hand wash basin with chrome mono block waterfall tap over and a shower cubicle. There are tiled walls, tiled floor covering, extraction and a uPVC double glazed window with privacy glass inset positioned to the rear elevation.

#### BEDROOM 2

8'7" x 11'6" maximum

Boasting a double robe with full hanging and top shelving, a central heating radiator and uPVC double glazed window to the rear elevation looking towards the woodland and there is a decorative accent wall.

#### BEDROOM 3

12'0" x 6'9"

With a central heating radiator and a uPVC double glazed window to the front elevation.

#### BEDROOM 4

7'3" x 11'8"

With a range of fitted robes/hanging rails with full hanging arrangements. A central heating radiator and a uPVC double glazed window positioned to the front elevation.

#### HOUSE BATHROOM

8'6" x 6'3"

Fitted with a modern, white three piece suite comprising low flush wc, pedestal hand wash basin with chrome mono block mixer tap over and a panel bath with a matching chrome mono block mixer tap and a shower arrangement over. Splashscreen, tiled walls, central heating radiator, tiled floor covering and a uPVC double glazed window to the rear elevation.

#### GARDENS

A long driveway provides ample off-road parking and turning which in turn leads to a double semi detached garage. The front garden is predominantly laid to lawn with slate bed detail and to the rear is an enclosed landscaped garden with patio seating areas, lawn, pebble beds and a gated fence leading out to the woodland at the rear.

#### TENURE

We understand that the property is a freehold arrangement, further details can be obtained during the conveyancing process.

#### COUNCIL TAX

Band E

#### WOODLAND GLADE INFO

<https://www.woodlandglade.co.uk/>

The Woodland Glade residential complex was developed in the 1990's which is now long established and all the properties surround a leisure centre which provides the hub of the community, ideal for young families and busy professionals alike.

This exclusive development enjoys mandatory membership of the leisure facilities which are only a short walk away from the the subject property. There



is a charge of circa £45 per month for the leisure centre and which features: playgrounds, tennis and squash courts, a 3G 5 a side football pitch, gymnasium facilities and regular exercise clubs, together with a private luxury swimming pool.

The smartly appointed function suite has a licensed bar and serves as the centre for daily activities and is also available for hire. The centre is also appointed with plasma screens along with Wi-Fi and internet access. Woodland Glade is set in a beautiful landscape with woodland directly behind the property, which is a densely wooded area full of ancient trees reputedly dating back to back to 1177. There is a protection order on the woodland and to preserve to aesthetic and environment pleasantries.

Ideal for professionals, with road and rail infrastructure easily accessible for the daily commute. Junctions 24 and 25 of the M62 motorway are just a short drive by car. Huddersfield is three miles, Leeds sixteen and Manchester twenty-eight miles away.

Some of the images within the marketing material show the leisure centre.

#### PLANNING INFO

Please note the planning application number and a paragraph taken from Kirklees planning website: 2022/62/92349/W: REPLACEMENT OF REAR CONSERVATORY WITH SINGLE STOREY EXTENSION INCLUDING A FIRST FLOOR BALCONY. At: 6, THE MUIRLANDS, BRADLEY, HUDDERSFIELD, HD2 1PN. In accordance with the plan(s), documents and application submitted to the Council on 12-Jul-2022, except as amended or specified, details of which can be found in the table below and subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Further information is available at: <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/default.aspx>

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

