

2 Station Road, Stocksmoor, Huddersfield, HD4 6XN

£400,000

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This 4 bedroom detached dormer bungalow is set on a generous plot extending to just under 1/4 acre and is situated in the highly sought after village of Stocksmoor. The property has been extended from its original form by way of a ground floor sitting room extension and now provides spacious 4 bedroomed accommodation. Providing flexible accommodation in the fact that there is a ground floor bedroom, the property offers immense scope for further extension and development to create an outstanding family home. With extensive gardens to the rear, the property would make an ideal purchase for those with a young and growing family looking to create a forever home. The property benefits from gas fired central heating, uPVC double glazing and attached garaging. Seldom do properties like this appear on the open market and only by a personal inspection can one truly appreciate the potential and position of this outstanding family home.





GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there is a central heating radiator and an access door to the cloakroom/WC.

Cloakroom/WC

Having low flush toilet and hand wash basin.

Lounge

21'10" x 11'10" (6.65m x 3.61m)

Situated to the front of the property and having 2 central heating radiators and uPVC double glazed windows to both front and side.

Kitchen

11'4" x 10'7" (3.45m x 3.23m)

Comprising a range of matching floor and wall units, an electric hob with overhead extractor fan and light, double oven and grill, plumbing for automatic washing machine. There is also a uPVC double glazed window and central heating radiator.

Dining Room

10'11" x 7'9" (3.33m x 2.36m)

Being open plan to the sitting room.

Sitting Room

12'4" x 9'6" (3.76m x 2.90m)

There are uPVC double glazed patio doors leading directly onto the rear garden.

Bedroom 4

10'5" x 9'0" (3.18m x 2.74m)

Fitted with built-in wardrobes, a central heating radiator and uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom 1

11'4" x 11'2" (3.45m x 3.40m)

With built-in wardrobes, a central heating radiator and uPVC double glazed window.

Bedroom 2

12'2" x 11'1" (3.71m x 3.38m)

There is a central heating radiator, uPVC double glazed windows and built-in wardrobes.

Bedroom 3

8'0" x 5'10" (2.44m x 1.78m)

Having a central heating radiator and uPVC double glazed window.











Bathroom

Furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and panelled bath. There is also a central heating radiator, a uPVC double glazed window and heated towel radiator.

OUTSIDE:

To the front, there are lawned gardens with an adjacent tarmacadam driveway leading to the attached garage. To the rear, there are spacious gardens being a mixture of lawns, bushes and trees.

Garage

18'6" x 16'6" (5.64m x 5.03m)

With up and over door, power and light points, a uPVC double glazed window and pedestrian rear access 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.

TENURE:

Freehold

COUNCIL TAX BAND:

Band E

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.

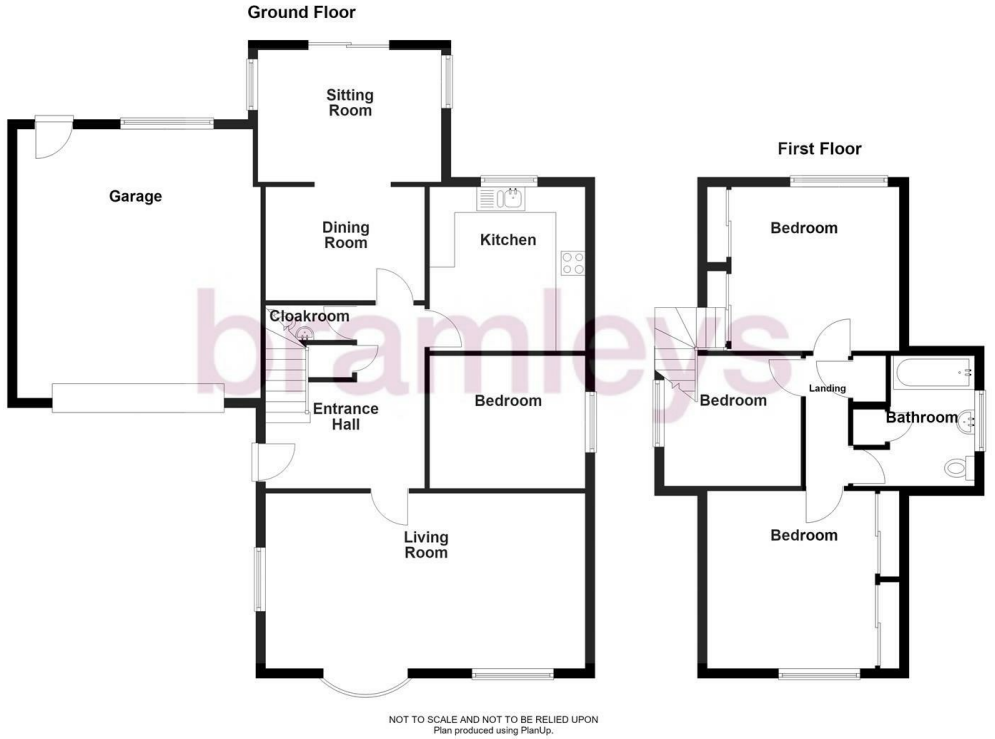
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361



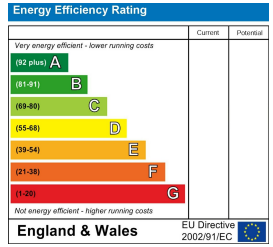
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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