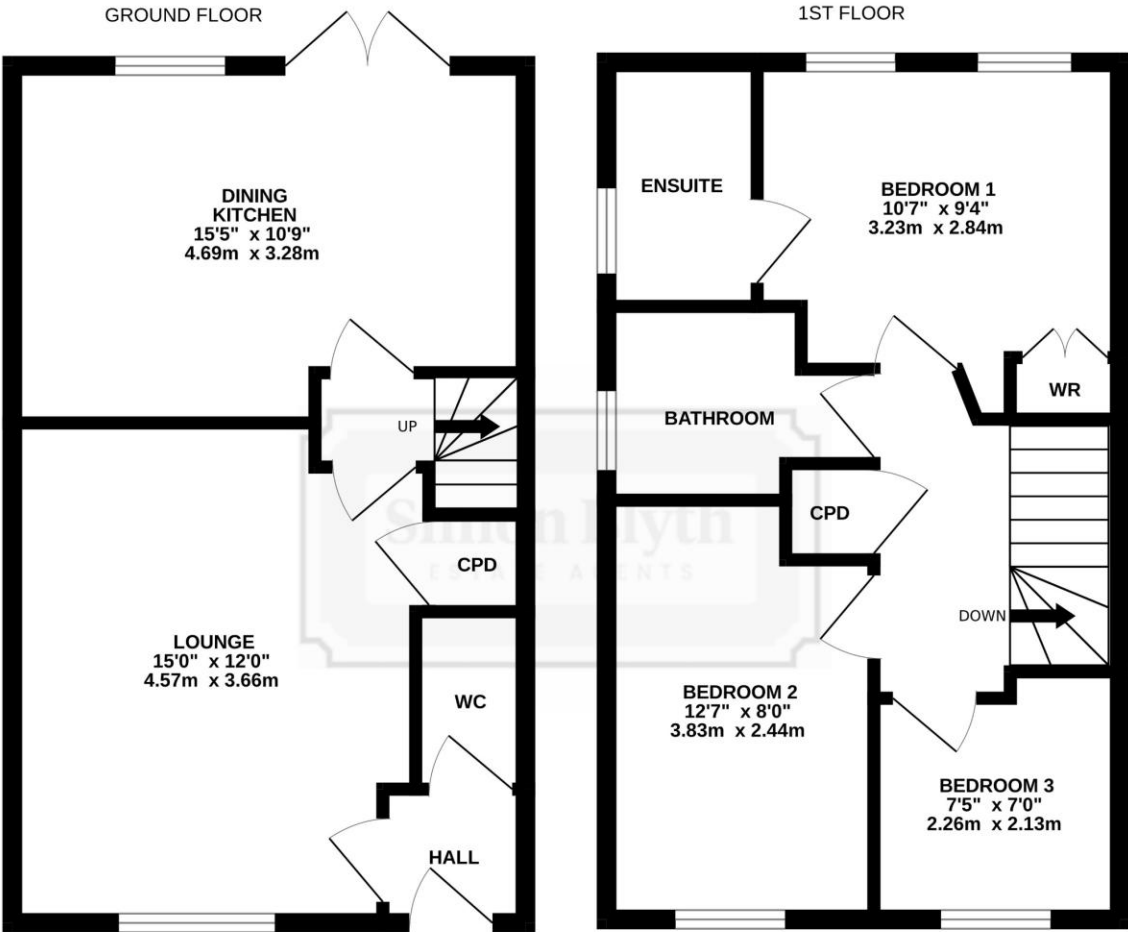




BOWLAND CLOSE, HONLEY, HD9 6FF



BOWLAND CLOSE

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PROPERTY DESCRIPTION

TUCKED AWAY IN THE EXECUTIVE DEVELOPMENT OF SCOTGATE RIDGE IN HONLEY IS THIS SUPERBLY PRESENTED, THREE BEDROOM, SEMI-DETACHED, FAMILY HOME. BOASTING MODERN CONTEMPORARY INTERIOR, PLEASANT GARDENS AND A REMAINING NHBC GUARANTEE (VALID UNTIL 2033). THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, IS SITUATED A SHORT DISTANCE FROM THE VILLAGE CENTRE AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, downstairs WC, lounge and open-plan dining-kitchen to the ground floor. To the first floor there are three well-proportioned bedrooms and the house bathroom, the principal bedroom with ensuite shower room and fitted wardrobes. Externally there is a block paved driveway and lawn garden to the front, to the rear is an enclosed garden with lawn and flagged patio.

EPC rating: B Council tax: C Tenure: Freehold

Offers Around: £325,000

ENTRANCE HALL

Enter the property through a composite front door with a double-glazed window above. into the entrance. The entrance has a ceiling light point, a radiator and multi-panel doors give access to the downstairs WC and lounge.

DOWNSTAIRS W.C.

The downstairs w.c. features a modern, contemporary, two-piece suite which comprises a low-level w.c. with push-button flush and a broad pedestal wash hand basin with chrome Monobloc mixer tap and tiled splashback. There is a ceiling light point, a radiator and extractor fan.



LOUNGE

Measurements – 15'0" x 12'0"

As the photograph suggests, the lounge is a generously proportioned, light and airy reception room, which features a bank of double-glazed windows to the front elevation with views across the front lawn. There are two ceiling light points, a radiator and stylish, herringbone style flooring. The lounge then gives access to an inner vestibule and a door encloses a useful understairs cupboard.



INNER VESTIBULE

The herringbone style flooring continues through from the lounge into the inner vestibule, which has a carpeted, kite-winding staircase with oak handrail which proceeds to the first floor. There is a radiator and ceiling light point and a multi-panel door leads into the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

Measurements – 15'5" x 10'9"

The open plan dining kitchen room enjoys a wealth of natural light which cascades through the double-glazed window and double-glazed French doors to the rear elevation, giving access and providing pleasant views onto the rear garden. There are two ceiling light points, attractive herringbone style flooring and a radiator. The kitchen features a wide range of fitted wall and base units with Shaker style cupboard fronts and with complimentary work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which include a four-ring gas hob with ceramic splash back and canopy style cooker hood over and a built-in electric fan-assisted oven. There is an integrated dishwasher, an integrated fridge/freezer unit, and plumbing and provisions for an automatic washing machine. The kitchen features a matching upstand to the work surface, soft closing doors and drawers, and under-unit lighting.





FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach the first-floor landing, which features an oak banister with spindle balustrade over the stairwell head. Multi-panel doors then give access to three well-proportioned bedrooms and the bathroom and encloses a useful airing cupboard. There is a ceiling light point and a loft hatch with drop-down ladder gives access to a useful attic space.



BEDROOM ONE

Measurements – 10'7" x 9'4"

Bedroom one is situated at the rear of the property and features two double-glazed windows, providing a wealth of natural light. There is a central ceiling light point, a radiator, decorative wall panelling and two reading light points. The principal bedroom benefits from floor-to-ceiling fitted wardrobes with sliding doors which have hanging rails and shelving in situ and a multi-panel door gives access to the en-suite shower room.



EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, contemporary, three-piece suite which comprises a walk-in enclosure with thermostatic shower, a broad pedestal wash hand basin with chrome Monobloc mixer tap and tiled splashback and a low level w.c. with push button flush. There is a double-glazed window to the side elevation with obscure glass and tiled sill, a ladder style radiator, shaver point, extractor fan and ceiling light point.



BEDROOM TWO

Measurements – 12'7" x 8'0"

Bedroom two can accommodate a double bed with ample space for freestanding furniture. It features a double-glazed window to the front elevation, a ceiling light point and radiator.





BEDROOM THREE

Measurements – 7'5" x 7'0"

Bedroom three is currently utilised as a home office but can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, decorative wall panelling, a central ceiling light point and radiator.



HOUSE BATHROOM

The bathroom features a modern, white three-piece suite, which comprises a panelled bath, a low-level w.c. with push-button flush and a broad pedestal wash hand basin with chrome Monobloc mixer tap. There is tiling to the splash areas, a horizontal ladder style radiator, extractor fan, ceiling light point and a double-glazed window with obscure glass and tiled sill to the side elevation.



REAR EXTERNAL

Externally to the rear, the property enjoys a particularly private and enclosed garden, which features a substantial patio area, ideal for alfresco dining and barbecuing. The patio then leads onto a lawn where there are well-stocked flower and shrub beds. There are fenced boundaries and to the side of the property is a further, particularly sheltered area with space for a garden shed with a gate and fence leading onto the front driveway and the gardens enjoy the sun particularly in the afternoon and evenings.





FRONT EXTERNAL

Externally to the front, the property features a block-paved tandem driveway providing off-street parking. The front garden is laid to lawn with flowers and shrubs and there is an external EV point and an external light.



ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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