



788 Huddersfield Road, Dewsbury, WF13 3JA

£550,000

**bramleys**

Offered for sale in a popular residential locality, is this individually designed detached property which is deceptive in size. With accommodation arranged over 3 floors, the property has accommodation briefly comprising:- entrance hall, lounge, sitting room, dining room, kitchen, first floor landing, 7 bedrooms, 2 bathrooms and second floor loft room (offering further potential depending upon any necessary consents). Externally there is block paved parking to the front, side and rear. As well as a triple garage with further outdoor kitchen and is fitted with solar panels. Further features include gas fired central heating, uPVC double glazing throughout and CCTV security system. Conveniently positioned for access to local amenities, including shops, doctors, schooling and is also on a public transport link to nearby towns and cities.

An internal viewing is highly recommended to fully appreciate the deceptive size of accommodation which this property has to offer.





## GROUND FLOOR:

Enter the property via a composite and glazed external door into:-

### Entrance Hall

With a staircase rising to the first floor, useful understairs storage cupboard and doors accessing the ground floor accommodation.

### Lounge

19'1" x 15'9" (5.82m x 4.80m)

Accessed via Oak and glazed French doors, this welcoming reception room is generous in size and is fitted with a gas fire set to a modern surround, with back and hearth. There is ceiling coving, a centre ceiling rose, 2 central heating radiators, wall lights and ample natural light by way of a uPVC double glazed window to the front elevation.

### Sitting Room

13'9" x 13'2" (4.19m x 4.01m)

Another generously sized reception room which is fitted with a gas fire set within a decorative surround, with back and hearth. There is ceiling coving, wall light points and a central heating radiator. A set of uPVC sliding doors provide access into the dining room.

### Dining Room

12'7" x 10'8" (3.84m x 3.25m)

The dining room is situated to the rear of the property, having uPVC double glazed windows, ceiling coving and a set of uPVC double glazed French doors which access the rear garden. A further door provides access to the kitchen.

### Kitchen

19'1" x 8'2" (5.82m x 2.49m)

Having ample storage, the kitchen is fitted with a range of wall, drawer and base units. There are laminated work surfaces, tiled splashbacks, inset stainless steel sink unit with side drainer and mixer tap, Range cooker with extractor fan over, uPVC double glazed window to the side and a further window to the rear elevation. A uPVC double glazed door provides access to the rear garden.

## FIRST FLOOR:

### Landing

There is a useful storage cupboard and a door which gives access to the second floor.

### Bedroom 1

16'5" x 12'9" (5.00m x 3.89m)

Situated to the front of the property, having a range of fitted wardrobes, central heating radiator and a uPVC double glazed window.

### Bedroom 2

13'7" x 11'2" (4.14m x 3.40m)

Situated to the side of the property, having 2 uPVC double glazed windows, fitted wardrobes to 1 wall and a central heating radiator.

### Bedroom 3

18'1" x 8'1" (5.51m x 2.46m)

A third bedroom of double proportions, with fitted wardrobes, a uPVC double glazed window to the rear elevation and a door accessing another bedroom.

### Bedroom 4

12'8" x 10'4" (3.86m x 3.15m)

Having a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 5

13'4" x 9'2" (4.06m x 2.79m)

Situated to the rear of the property, having a uPVC double glazed window, fitted wardrobes to 2 walls and a central heating radiator.

### Bedroom 6

13'5" x 9'3" (4.09m x 2.82m)

Situated to the front of the property, having fitted wardrobes, a central heating radiator and uPVC double glazed window.

### Bedroom 7

11'7" x 8'7" (3.53m x 2.62m)

Situated to the front of the property, with a fitted cupboard.

### Bathroom 1

Furnished with a 3 piece suite comprising corner bath with shower above, pedestal wash hand basin and low flush WC. There is also a central heating radiator.

### Bathroom 2

Furnished with a 3 piece suite comprising of a panelled bath with shower above, low flush WC and a pedestal wash hand basin.

## SECOND FLOOR:

### Attic Room

22'2" x 14'1" (6.76m x 4.29m)

With 2 Velux style windows, this room could provide a variety of uses (depending upon requirements and any local planning consents).

### OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking for up to 4 vehicles. An electric roller shutter door opens to a further block paved car port which provides parking for more vehicles and leads to the rear of the property. To the rear there is a further block paved area, which provides access to the triple garage, which has electric roller shutter doors.

### Garage

26'1" x 17'2" (7.95m x 5.23m)

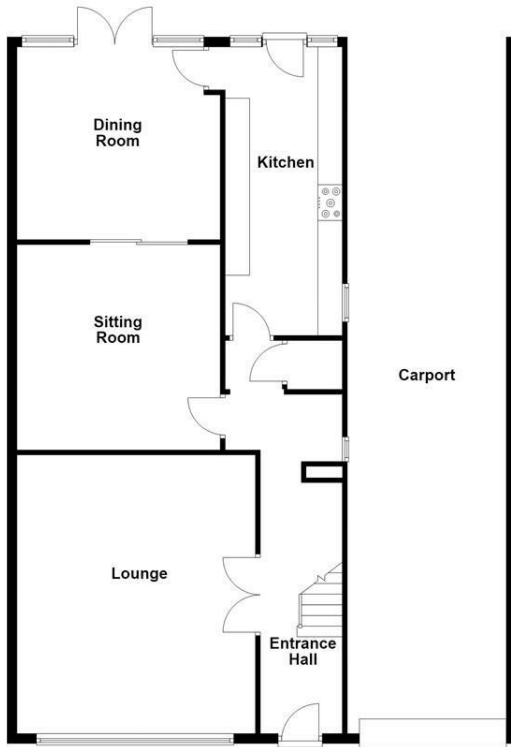
Also within the garage area there is a separate kitchen, which has a sink, plumbing and cupboard storage. There are solar panels on the garage roof also.



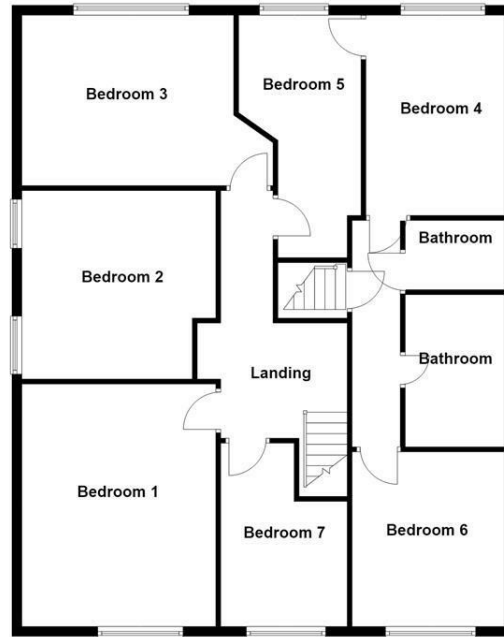




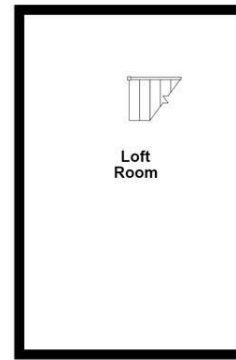
Ground Floor



First Floor



Second Floor



**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	

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