

169 Bourn View Road, Huddersfield, HD4 7JS

Reduced To £425,000

bramleys

Set on to a generous corner plot, with spacious gardens which provide a natural haven for wildlife, adjoining woodland to the rear.

The property is situated in the highly desirable area of Netherton, approximately 2 miles from Huddersfield town centre.

Boasting 4 bedrooms, with en suite facilities, family bathroom, the property is further enhanced by 3 spacious reception rooms, breakfast kitchen, cloakroom/WC and utility room.

Externally there is off road parking for 3/4 vehicles and detached single garage, the property would make an ideal purchase for those with a young and growing family.

Only by a personal inspection can one truly appreciate the size, quality and truly outstanding position of this detached family home.













GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Porch

With a tiled floor, uPVC double glazed windows and built-in cloaks cupboard. A further timber and glazed door provides access into:-

Entrance Hall

Having a central heating radiator, built-in understairs store cupboard and additional cloaks cupboard.

Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC and a hand wash basin. There is a tiled floor, central heating radiator and uPVC double glazed window.

Lounge

22'8" x 11'1" (6.91m x 3.38m)

Having a uPVC double glazed window to the front, a gas and coal effect living flame fire which is set into a rustic brick feature fireplace, and a central heating radiator. A set of full width sliding patio doors leads into the rear conservatory.

Breakfast Kitchen

15'10" x 8'8" (4.83m x 2.64m)

Fitted with a range of matching modern wall and base units, with granite work surfaces and upstands. There is concealed lighting to the wall unit and low level additional lighting. Integrated appliances include a 4 ring AEG hob with overhead extractor fan and light, 1.5 bowl stainless steel sink with granite drainer and mixer taps, split level double oven and grill, integrated microwave and fridge. There is plumbing for a dishwasher, a uPVC double glazed window which takes full advantage of the wooded outlook across the rear gardens, Karndean flooring and a timber and glazed door leads through to the utility room.

Utility Room

7'9" x 7'2" (2.36m x 2.18m)

Fitted with a range of base units, tiled flooring, sunken LED lighting, uPVC double glazed windows to three sides which overlook the adjacent woodland and a uPVC double glazed stable access door.

Dining Room

15'3" x 8'7" (4.65m x 2.62m)

Situated to the front of the property, with a central heating radiator, uPVC double glazed window, 4 wall light points, built-in double wardrobes with desk unit and drawers to the side. The room provides flexibility and could be utilised as a bedroom or study, if required.

Conservatory

15'2" x 12'0" (4.62m x 3.66m)

A good sized reception room which provides pleasant views over the rear garden and woodland beyond. Fitted with 2 central heating radiators and a uPVC door provides access to the rear garden.

FIRST FLOOR:

Landing

With a uPVC double glazed window and built-in linen cupboard.

Master Bedroom

11'7" x 14'4" max (3.53m x 4.37m max)

A most spacious double bedroom, with a bank of 5 door fitted wardrobes with hanging and shelving facilities, and matching dressing table with drawer units and vanity mirror above. There is also a central heating radiator, uPVC double glazed window to the front and connecting door to bedroom 4/dressing room.

Bedroom 4/Dressing Room

10'7" x 7'0" plus entrance area (3.23m x 2.13m plus entrance area)

With independent access, which could provide a separate bedroom if required. However, is currently utilised as a dressing room for the master bedroom. Fitted with a central heating radiator and uPVC double glazed window to the rear which provides superb far reaching views across the adjacent woodland.

En suite

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and double width walk-in shower cubicle. There is a chrome ladder style radiator, uPVC double glazed window, sunken LED lighting, and full tiling to both the walls and floor.

Bedroom 2

11'8" x 8'8" (3.56m x 2.64m)

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

Bedroom 3

10'7" x 8'7" (3.23m x 2.62m)

Peacefully situated to the rear of the property, having a superb wooded outlook. There is a central heating radiator, uPVC double glazed window, built-in double wardrobes with adjacent dressing table and drawer units.

Bathroom

Being fully tiled to the walls and furnished with a 4 piece suite comprising of a concealed flush WC, vanity wash basin with cupboards beneath, panelled bath and fully tiled shower cubicle. There is a chrome ladder style radiator, sunken LED lighting and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking for 3/4 vehicles with adjacent lawned gardens and flowerbed borders. There is a detached single garage and gardens to the side and rear, which comprise of a flagged patio seating area, spacious tiered lawned gardens with inset flowerbeds, and the rear garden adjoins woodland.

Garage

A detached single garage with electrically operated 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.

TENURE:

Freehold

COUNCIL TAX 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 on 01484 530361.





















Floor 0



Floor 1

Approximate total area(1)

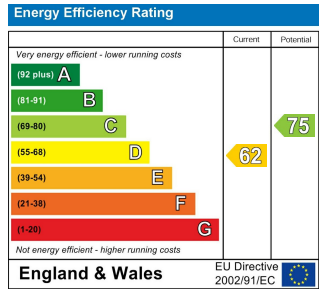
141.7 m²

1527 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS