153 Ashes Lane, Almondbury, Huddersfield, HD4 6TD

Offers Over £375,000

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NO UPPER CHAIN

This substantial detached true bungalow is situated on this stunning plot, which is set below Castle Hill, with outstanding rural views. Set off a private drive, the property offers seclusion and privacy, yet located equidistant to the villages of both Almondbury and Honley, where most daily requirements can be satisfied.

With gas fired central heating and sealed unit double glazing, the property is further enhanced by an attached double garage.

Seldom do detached, true bungalows in rural locations appear on the open market and only by a personal inspection can one truly appreciate the size, setting and quality of this outstanding detached property.

GROUND FLOOR:

Lounge

14'2" x 10'10" (4.32m x 3.30m)

A spacious reception room which has dual aspect, double glazed windows which provide stunning views to both the front and side. There is a central heating radiator and French doors which provide access into the conservatory.

Conservatory

16'0" x 7'7" (4.88m x 2.31m)

A most useful addition to the property, it is peacefully situated to the rear of the property and is fitted with quarry tiled flooring, a central heating radiator and an access door which leads into the rear gardens.

Dining Kitchen

15'7" x 9'10" (4.75m x 3.00m)

Fitted with a range of matching wall, drawer and base units with granite work surfaces. There is an integral dishwasher, washing machine, hob, oven, extractor fan, fridge and freezer. A door provides access to bedroom 3/sitting room.

Bedroom 3/Sitting Room

13'5" max x 11'5" max (4.09m max x 3.48m max)

Peacefully situated to the rear of the property with a set of uPVC double glazed patio doors which provide access to the garden.

Bedroom 1

16'5" x 8'10" (5.00m x 2.69m)

With double glazed windows to both front and side, together with 2 central heating radiators.

Bedroom 2

11'10" x 9'2" (3.61m x 2.79m)

With a central heating radiator and sealed unit double glazed window.

Shower Room

Furnished with a 3 piece white suite comprising of a concealed flush WC, vanity wash basin with cupboard beneath and a walk-in shower cubicle.

OUTSIDE:

A private driveway extends to the side of the property which has a detached garage. The property has garden areas to all 4 sides, being predominantly lawned with an array of mature trees, bushes and shrubs.

Garage

Two adjoining single garages with up and over doors. There is a private rear access door which provides access to the rear gardens.

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:

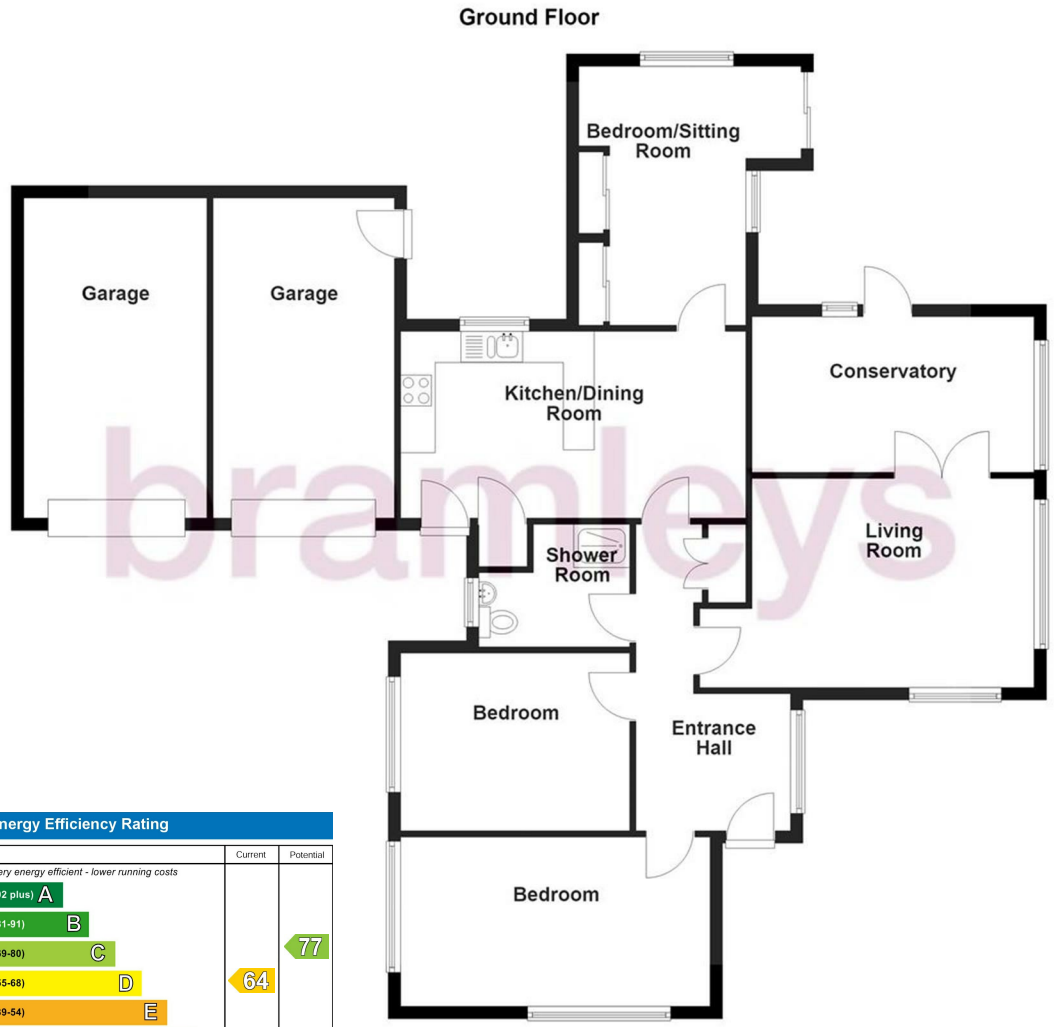
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.



NOT TO SCALE AND NOT TO BE RELIED UPON
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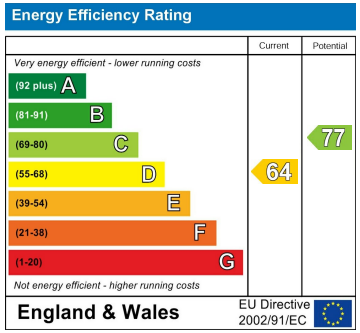

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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