



The Limes, 104 Whitley Road, Whitley, Dewsbury, WF12 0LU

£450,000

bramleys





Situated in a beautiful semi-rural setting, is this unique and wonderful 3 bedroom bungalow. Being presented to a high standard throughout, with quality fixtures and fittings, this property could be occupied with the minimum of expense.

Forming part of an old hospital which has been sympathetically converted into 4 individual properties, this property is set within envious surroundings and has accommodation briefly comprising:- entrance vestibule, dining kitchen, lounge, 3 bedrooms, bathroom and en suite to the master.

Externally there are gardens to the front and rear, together with off road parking and a detached double garage.

Rarely do properties of this nature which offer both quality and uniqueness come on the market. Therefore, an internal viewing is strongly recommended to appreciate the size and position this beautiful home has to offer.









## GROUND FLOOR:

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

### Entrance Vestibule

With Karndean herringbone flooring, a central heating radiator and a door accessing the dining kitchen.

### Dining Kitchen

24'8" max x 11'1" max (7.52m max x 3.38m max)

This stunning dining kitchen is the heart of the home. Having been renovated to a high standard, it now provides an ideal space for family or entertaining.

### Kitchen Area

Fitted with a range of high gloss handleless base and wall units with quartz work surfaces, inset 1.5 bowl sink with mixer tap and drainer grooves. There is an inset 5 ring gas hob with extractor fan above, oven, microwave, dishwasher, washing machine and an encased double American freestanding fridge freezer. A central island provides seating for 2 people and to the rear there is a double glazed window with views over the garden, together with a glazed composite external door which leads to the rear.

### Dining Area

With a uPVC double glazed, bay window which provides views over the front garden and beyond. There are 2 central heating radiators and Karndean herringbone flooring throughout. Doors give access to the hallway and lounge.

### Lounge

19'9" x 12'0" (6.02m x 3.66m)

Providing ample natural light by way of the uPVC double glazed windows at the front and a set of uPVC double glazed French doors to the rear. This superbly presented reception room has a living flame electric fire set within a modern surround, with back and hearth, together with 4 wall light points and a central heating radiator.

### Inner Hallway

With a central heating radiator, door accessing an airing cupboard and further doors accessing the bedroom accommodation and bathroom.

## Master Bedroom

14'6" x 11'5" (4.42m x 3.48m)

This spacious master bedroom has a comprehensive range of fitted furniture with free standing wardrobes which provides ample storage and hanging space. There is a central heating radiator and 3 uPVC double glazed windows, which provide a flood of natural light, as well as views over the rear garden.

### En suite Shower Room

This contemporary shower room is fitted with a 3 piece suite comprising of a larger than average walk-in shower with glass shower screen, vanity sink unit with storage drawers and low flush WC. Being fully tiled and having a ladder style radiator.

### Bedroom 2

14'9" x 9'4" (4.50m x 2.84m)

Having views to the front of the property via a uPVC double glazed window. This second bedroom of double proportions has a range of fitted wardrobes to one wall and dressing table. There is also a central heating radiator.

### Bedroom 3

14'7" x 9'2" (4.45m x 2.79m)

Currently utilised as a study, this third bedroom of double proportions has a uPVC double glazed window to the front elevation and a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, a low flush WC and wash basin set within a vanity unit with cupboards beneath. There are also 2 uPVC double glazed windows, central heating radiator and fully tiled walls.

## OUTSIDE:

To the front of the property there is an off road parking space, together with lawned gardens, a patio seating area, flowerbed/shrub borders, slate chippings and a step up to the front door. A pathway leads to the rear of the property, where there is a pleasant, enclosed garden which provides a patio seating area, flowerbeds, mature shrubs, garden shed and steps which lead to the lawn. The rear garden is enclosed by mature hedgerow borders. To the front, accessed via the shared driveway the property also has a double garage (17'6" x 17'6"), with electrically operated up and over door, power and light.



### 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.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through Aspley and heading towards Waterloo. At the junction, keep heading straight across and stay on Wakefield Road for about 3 miles. At the Grange Moor roundabout turn left onto Liley Lane. Turn right onto Back Lane and continue on this road until it becomes Fixby Lane and then Falhouse Lane. Turn right onto Whitley Road and continue along this road. Go past Whitley Reservoir and keep going. The property can be found set back on the left hand side down a private road, with a '30' mile per hour street sign and just before the 'Whitley' sign which is on the right. You will see a large stone at the entrance which says 'private road'. Turn up here, the subject property is the third one up on the right.

### 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 01924 495334.











# bramleys

*Successfully selling and letting property since 1958*

Qualified

Mirfield's only RICS and NAEA qualified firm

Awards

We are proud holders of various industry awards, giving you peace of mind that we work in your best interest

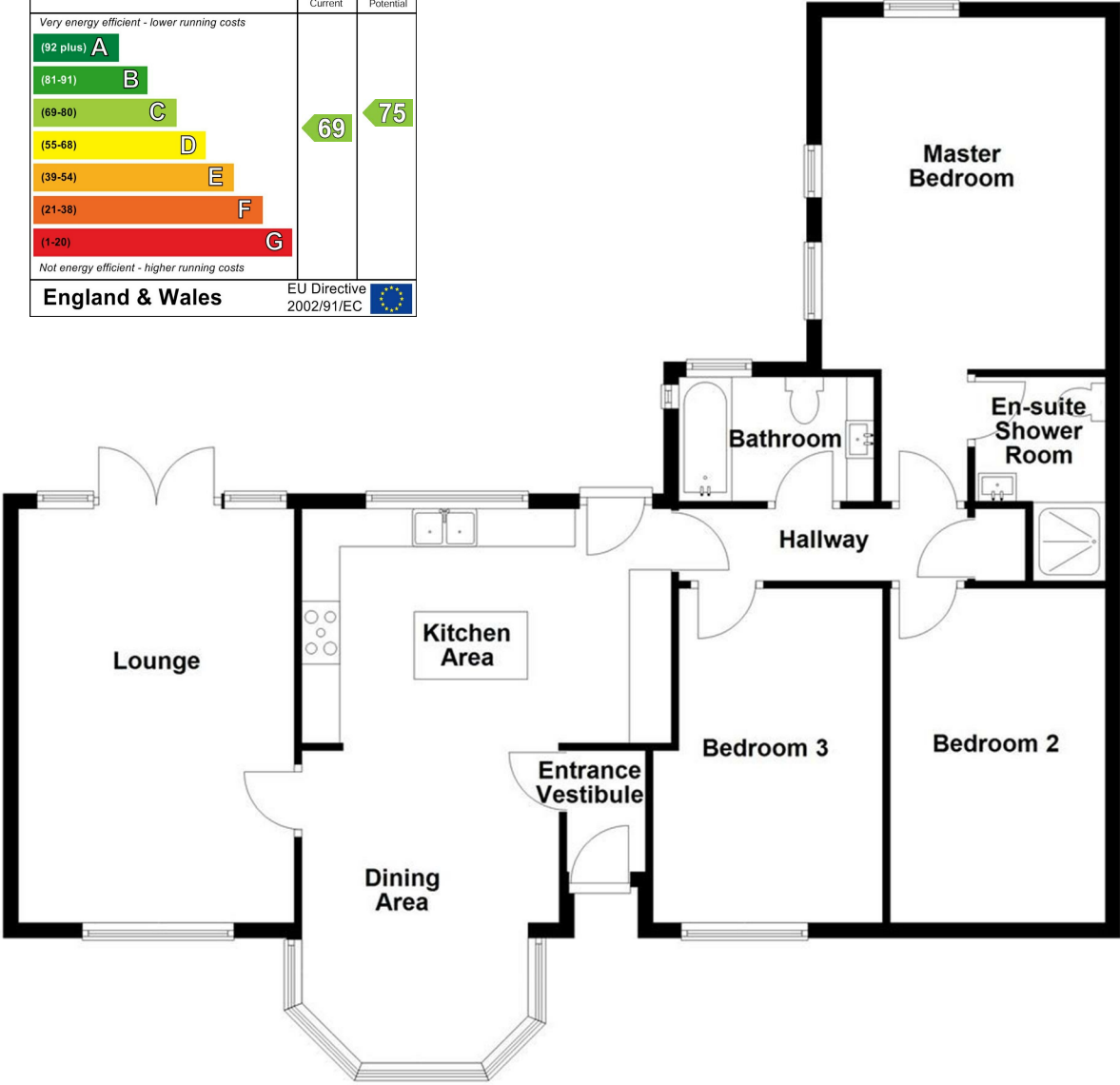
Book a market appraisal

01924 495334 mirfield@bramleys.com



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
|   | 69                         | 75        |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Ground 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

Huddersfield | Halifax | Elland | Mirfield

