



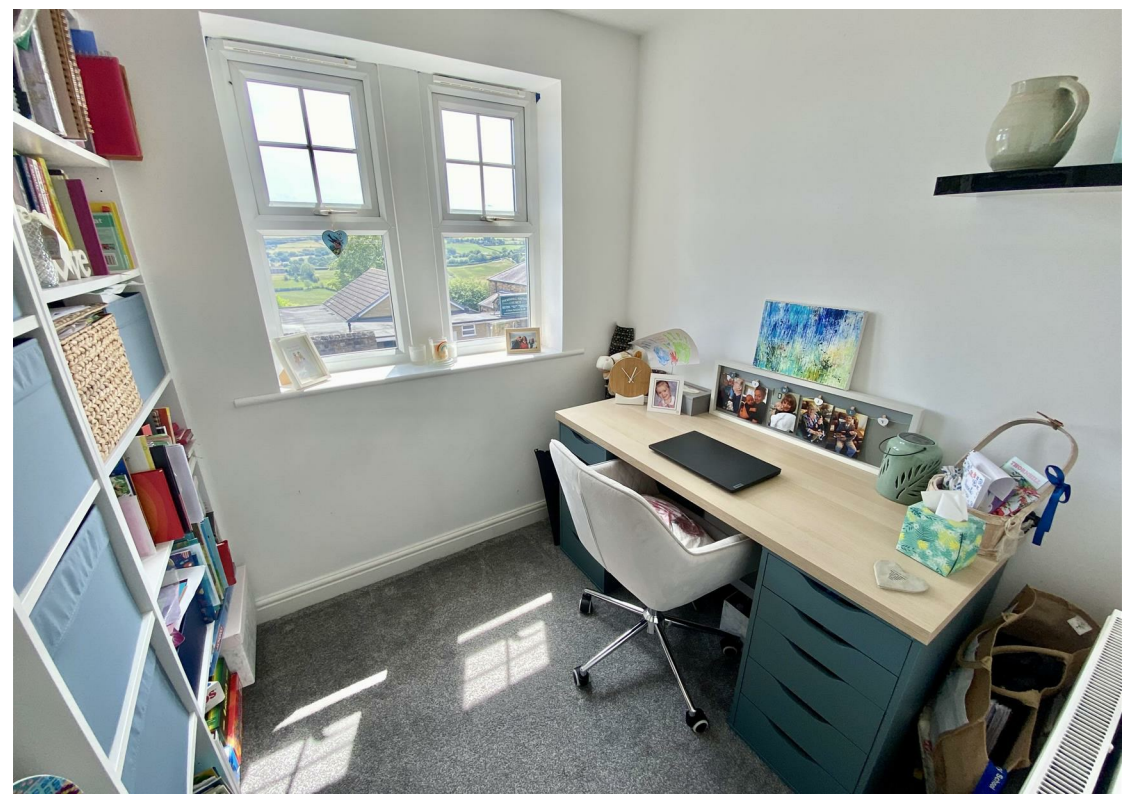
14 Whitley Road, Dewsbury, WF12 0LR

£375,000

bramleys

A rare opportunity has arisen to appoint this beautifully presented 3 storey, detached, 4 bedroom family home. With outstanding panoramic views to the front, the property is offered for sale with no vendor chain and has been upgraded by the current vendors, with features such as gas fired central heating, uPVC double glazing and security alarm system. The accommodation briefly comprises:- ground floor entrance hall, cloakroom/WC, utility room and garage access. First floor landing, lounge, dining room and study. Second floor landing, master bedroom with en suite, 3 further bedrooms and family bathroom. This property would make an ideal purchase for the young and growing family, offering ample off road parking, a tiered garden to the rear and is ideally placed for public transport links, as well as commuter access to nearby towns and cities. An internal viewing is highly recommended to fully appreciate the positioning and stunning views on offer. As well as being ready to move into, with the minimum of expense.





## GROUND FLOOR:

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

### Entrance Hallway

This 22'0" hallway is full of ample natural light via the uPVC double glazed windows to both front and side elevations. There is wood effect flooring, a central heating radiator and doors accessing the ground floor WC and utility.

### Cloakroom/WC

Fitted with a 2 piece suite comprising of a low flush WC and wash hand basin.

### Utility Room

13'2" x 6'1" (4.01m x 1.85m)

A generously sized utility room housing the central heating boiler and having a range of fitted units with laminated working surfaces, inset stainless steel sink unit and space/plumbing for a washing machine. A further door accesses the garage.

## Garage

29'1" max / 22'9" min x 16'2" max / 10'2" min (8.86m max / 6.93m min x 4.93m max / 3.10m min)

Having power/light and electric roller shutter door. The garage is of double proportions and is also useful for additional storage.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation, central heating radiator and staircase rising to the second floor.

### Kitchen

12'8" x 10'2" (3.86m x 3.10m)

Featuring a beautiful herringbone effect floor, there is a range of matching wall and base units with laminated work surfaces and splashbacks. There is an inset stainless steel sink



with side drainer and mixer tap, integrated 4 ring gas hob with stainless steel extractor fan above and integrated electric oven, dishwasher, fridge and freezer. There is also a central heating radiator, uPVC double glazed windows to the rear elevation and a uPVC double glazed exterior door which accesses the side of the property.

### Dining Room

14'0" x 10'7" (4.27m x 3.23m)

This light reception room has a uPVC double glazed window to the side and rear elevation, uPVC double glazed French doors which access the rear garden, a central heating radiator, wood effect laminate flooring and a set of timber and glazed French doors which give access to the lounge.

### Lounge

16'10" x 14'9" (5.14 x 4.50)

This superbly presented reception room has ample natural light by way of two uPVC double glazed French doors which Juliet balconies and a uPVC double glazed window to the side elevation. This reception room commands far reaching views across the valley towards Emley, which is a rare feature to have. There is also a central heating radiator and a door accessing the hallway.

### Study

7'1" x 6'4" (2.16m x 1.93m)

Having far reaching views to the front elevation via the uPVC double glazed window. There is also a central heating radiator.

## SECOND FLOOR:

### Landing

### Master Bedroom

16'8" max x 14'7" (5.08m max x 4.45m)

This generously proportioned master bedroom is situated to the front of the property and enjoys far reaching views via a uPVC double glazed window. There is also a central heating radiator, door accessing the en suite. also having a loft access point.

### En suite Shower Room

Being tiled and fitted with a 3 piece suite comprising of a larger than average walk-in shower,

pedestal wash hand basin and low flush WC. There is a ladder style radiator and a uPVC double glazed window to the side elevation.

### Bedroom 2

14'0" x 10'6" (4.27m x 3.20m)

A good size second bedroom, which has fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom 3

10'5" x 6'6" (3.18m x 1.98m)

Being of double proportions and having a uPVC double glazed window and a central heating radiator.

### Bedroom 4

9'4" x 6'5" (2.84m x 1.96m)

Situated to the front of the property, having a uPVC double glazed window, central heating radiator and built-in storage cupboard.

### Bathroom

Furnished with a 4 piece suite comprising of a bath with mixer taps, walk-in shower, pedestal wash hand basin and low flush WC. There is also a ladder style radiator and a uPVC double glazed window to the rear elevation.

## OUTSIDE:

To the front of the property there is a tarmac driveway which allows parking for a number of vehicles. A set of steps lead to the front door. The rear garden is north-west facing providing plenty of sunlight, with a paved patio seating area and steps which give access to a good sized lawned garden which is fenced and has mature borders.

## 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 Mirfield via Station Road travelling in the direction of Lower Hopton. Continue to the mini roundabout and take a right hand turning into Hopton Lane. Continue up Hopton Lane before

taking a left hand turning into Hopton Hall Lane proceeding up the hill into the village of Upper Hopton. At the mini roundabout take a left hand turning to continue on Hopton Hall Lane continuing until it meets Bellstring Lane. Take a left hand turning into Bellstring Lane which becomes Liley Lane and shortly after passing The Hare and Hounds public house take a left hand turning into Tan House Lane signposted Whitley. Continue along Tan House Lane which becomes Clough Lane and finally Whitley Road. Follow this road for approximately 1.5 miles and the property will be found on the left hand side, clearly identified by the Bramleys for sale board.

#### 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:

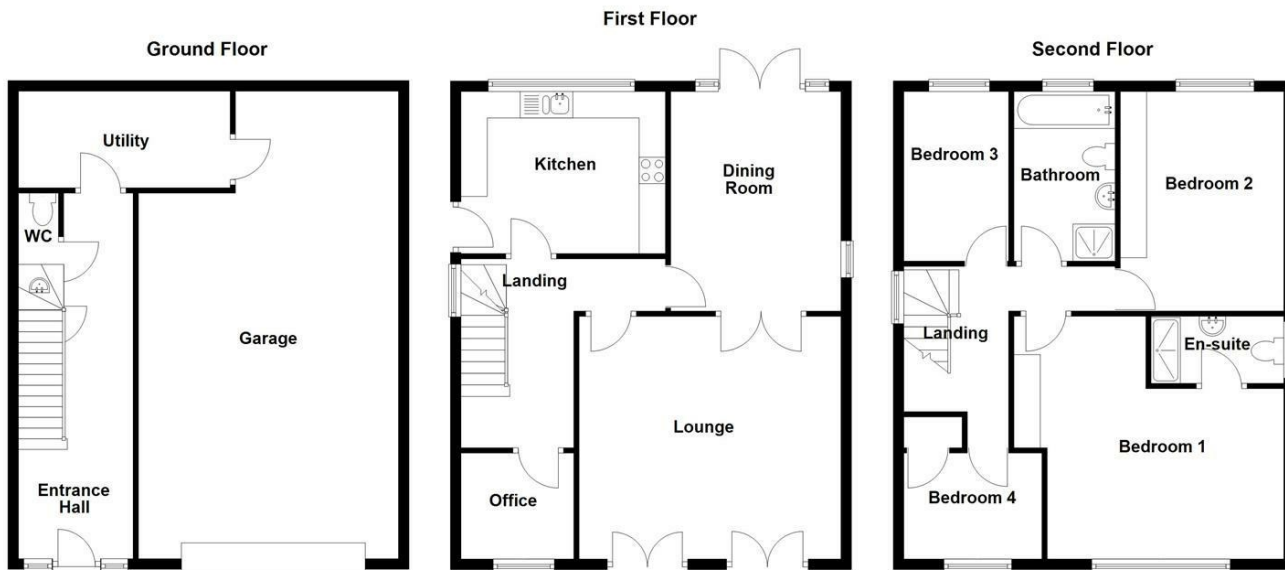
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### VIEWINGS:

Please call our office to book a viewing on 01924 495334.







| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>85</b>               |
| (69-80) <b>C</b>                            | <b>76</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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:

- 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.
- 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

