



Whitley End, 106 Whitley Road, Whitley, Dewsbury, WF12 0LU
£565,000

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Situated in a beautiful semi-rural location, is this substantial 4 bedroom bungalow. Occupying a generous plot and presenting a rare opportunity to acquire a truly unique home.

Providing high quality accommodation throughout, with modern fixtures and fittings, together with stylish decor, making this a superb purchase for those wishing to buy a property that they can move into straight away.

Forming part of a former hospital, which has been sympathetically converted into 4 individual residences, this exceptional home enjoys both character and exclusivity within enviable surroundings.

Positioned with extensive views, this property benefits from additional privacy, together with an enhanced sense of space.

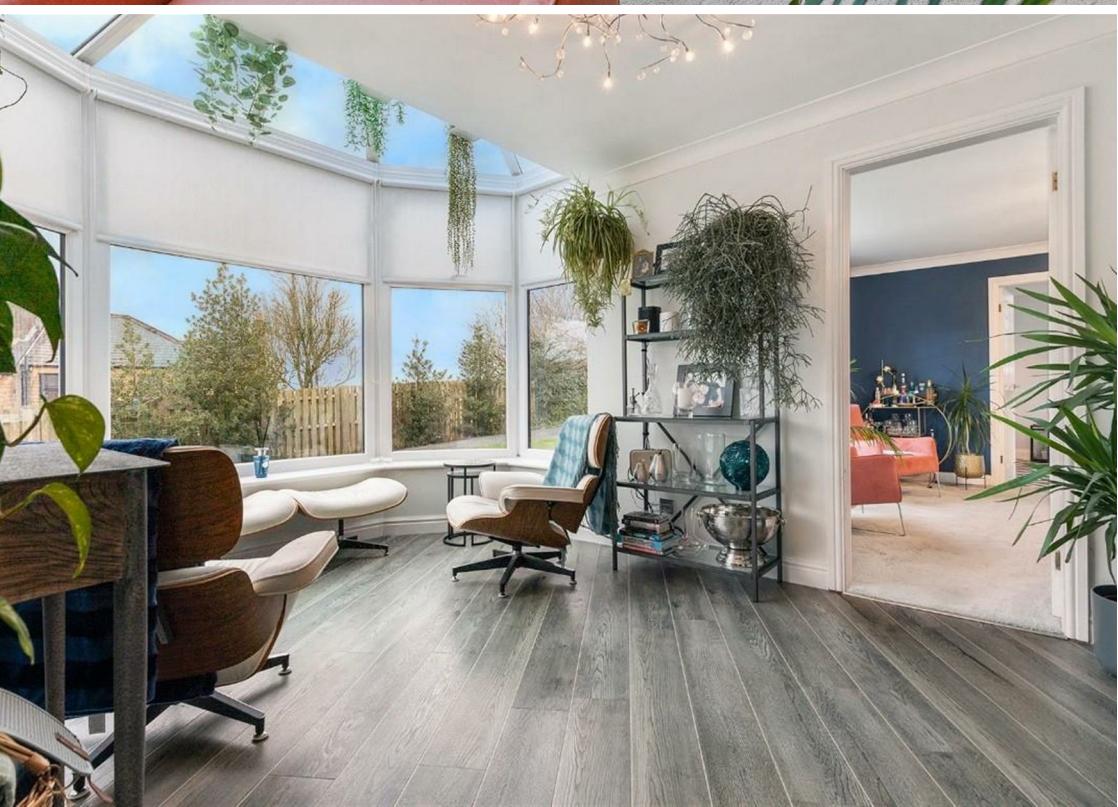
The spacious and well appointed accommodation briefly comprises:- entrance hallway, dining kitchen, lounge, sun room with pleasant views over the front garden, a double conservatory which offers further versatile living accommodation, 4 bedrooms, 2 en suites, family bathroom and separate WC.

Externally the bungalow sits within generous gardens to both front and rear, together with ample off road parking and a detached double garage. The rear garden provides a peaceful setting in which to enjoy the warmer months of the year.

Rarely do properties of this nature, combining quality, space and a unique design come on to the open market.

We would therefore recommend an internal viewing to fully appreciate the size, position and versatility of accommodation this property has to offer.





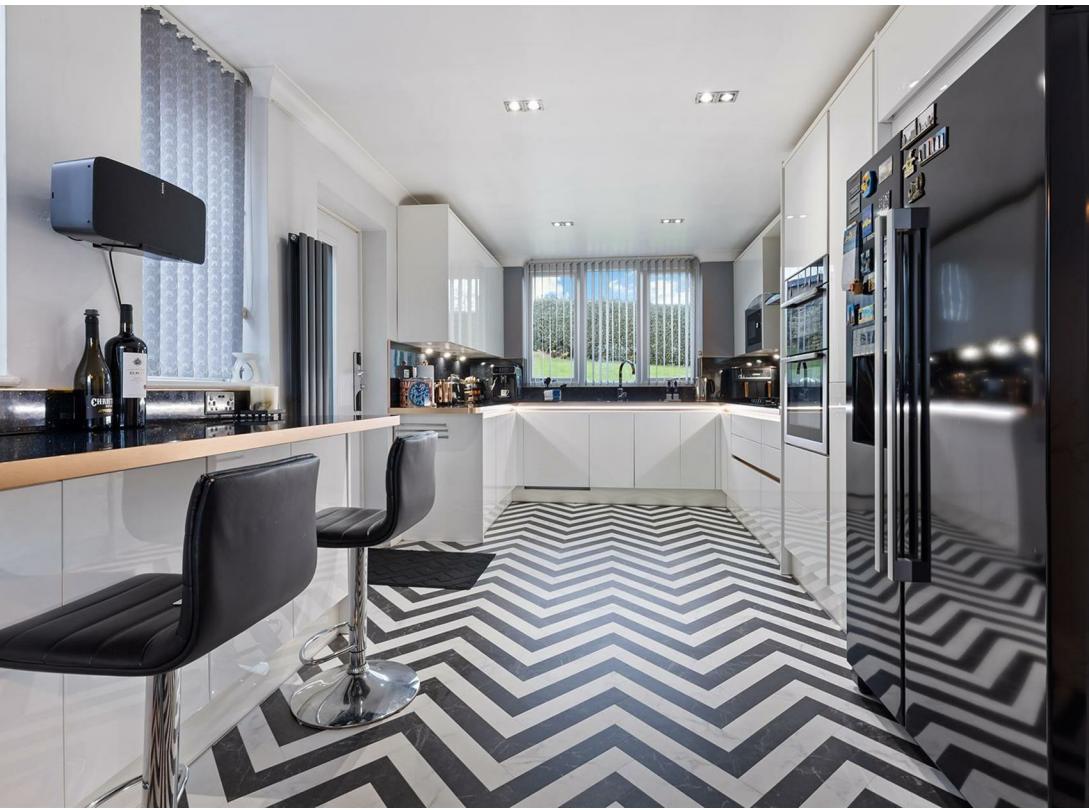
Hallway

With a contemporary ladder style radiator, wall light points

Kitchen

25'0" x 9'8" (7.62m x 2.95m)

This well proportioned dining kitchen enjoys ample natural light by way of 4 uPVC double glazed windows, together with a composite and glazed exterior door. The contemporary kitchen is fitted with a range of high gloss wall and base units, drawers, gloss worktops with matching upstands and concealed lighting to the worktops. There is an inset sink unit with side drainer and mixer tap, 5 ring gas hob with extractor fan above, double Neff oven, integrated microwave, dishwasher and an American fridge freezer. The kitchen also has a breakfast bar area with seating for up to 4 people, ceiling spotlights and a modern contemporary radiator. A door provides access to the lounge.



Lounge

20'0" x 12'8" (6.10m x 3.86m)

This superbly presented and welcoming lounge has views over the garden by way of the uPVC double glazed doors and there is also a uPVC double glazed window to the front. Stylishly decorated, the main focal point of the room is a modern electric fire and the room also has 2 contemporary radiators. A door gives access to the sun room.

Sun Room

13'8" x 9'8" (4.17m x 2.95m)

This wonderful reception room enjoys ample natural light by way of uPVC double glazed windows to the front elevation, along with roof windows. Being fitted with a central heating radiator and door accessing the hallway.



Bedroom 1

12'7" x 12'6" (3.84m x 3.81m)

Situated to the end of the property, this master bedroom is fitted with a central heating radiator, uPVC double glazed window to the front elevation and fitted wardrobes with drawers, which provide hanging and storage space. A door provides access into the en suite.

En suite Wet Room

Fitted with a 3 piece suite comprising of a walk-in shower cubicle with glass shower screen, wall mounted vanity wash hand basin with storage drawers and mixer tap, and an encased low flush WC with walnut veneer finishes. There is also a contemporary style radiator, floor to ceiling wet wall panels and a uPVC double glazed window to the rear elevation.



Bedroom 2

12'9" x 10'3" (3.89m x 3.12m)

This second bedroom has fitted wardrobes, ceiling spotlights, additional wall light points, a contemporary radiator and has an abundance of light via the uPVC double glazed French doors which provide access to the conservatory extension with inverted roof.

Conservatory

9'6" x 9'2" (2.90m x 2.79m)

This tranquil space located off one of the bedrooms, is currently used as a seating area which takes full advantage of the views over the rear garden. This space has floor to ceiling windows, sliding door accessing the rear garden and there are also fitted wardrobes, offering further potential to be used as a dressing area, if required.

Bedroom 3

12'6" x 9'4" (3.81m x 2.84m)

A third bedroom of double proportions, with fitted wardrobes and drawers. There are also ceiling spotlights and uPVC double glazed French doors which access the conservatory.

Conservatory

9'6" x 9'2" (2.90m x 2.79m)

This space has been utilised as a study area, but could offer a variety of uses. With uPVC double glazed windows, a sliding door which accesses the rear garden and a further door leads into the en suite.

En Suite Shower Room

Fitted with a 3 piece suite comprising of a shower, wash hand basin and low flush WC.

Bedroom 4

12'9" x 10'3" (3.89m x 3.12m)

A fourth bedroom of double proportions, having a central heating radiator, uPVC double glazed window, loft access point and wardrobes.

Bathroom

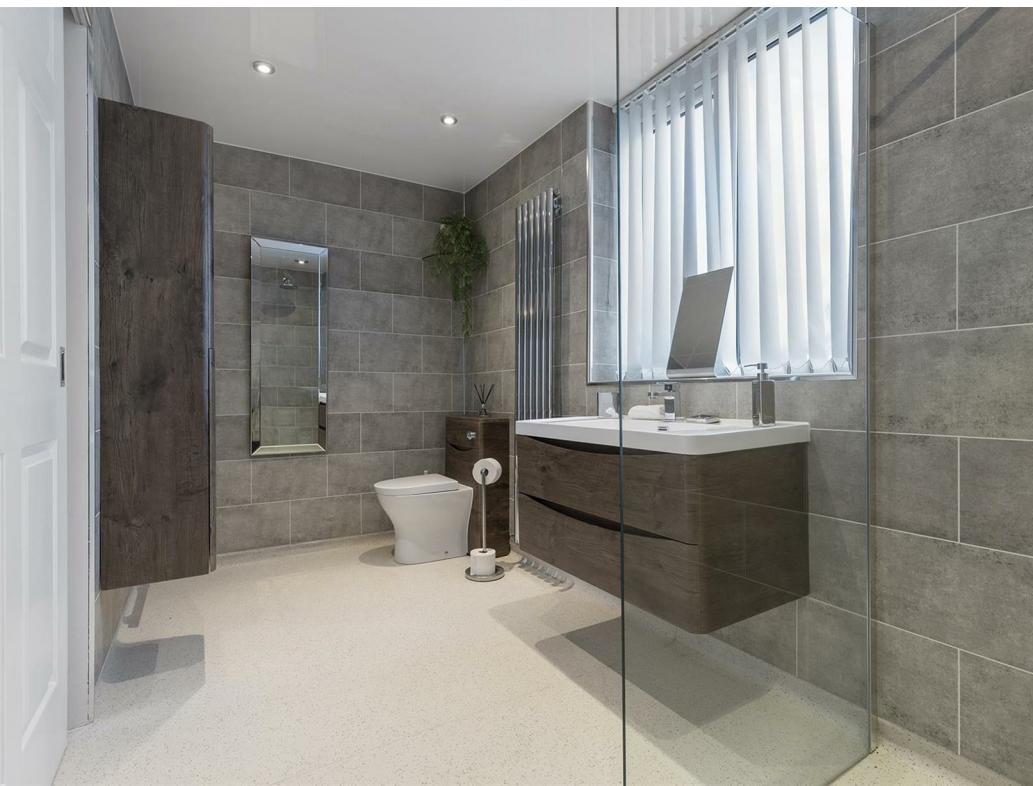
A stunning bathroom with floor to ceiling wet wall panels, fitted with a 4 piece suite which comprises of a walk-in shower with glass shower screen, modern slipper bath with freestanding tap and shower attachment, wall mounted wash hand basin with storage drawers and a low flush WC. There are built-in storage cupboards, ladder style towel radiator, ceiling spotlights, uPVC double glazed window to the front elevation, and a mirror with complimentary lighting.

Separate WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. Being fully tiled to the walls, having a central heating radiator and uPVC double glazed window to the front elevation. The central heating boiler is also housed within this room.

OUTSIDE:

This imposing property has superb gardens to the front which are predominantly lawned, with a block paved path providing access to the front door, with a slate border, mature shrubs and space for potted plants. A pebbled driveway leads to a detached double garage and off road parking for a number of vehicles. The rear garden is also predominantly laid to lawn, with mature planted borders and hedges, together with drystone walling. There is a good sized paved patio seating area which provides a peaceful setting and



entertaining during the warmer months, pergola and railway sleeper steps which lead up to the generous lawned garden.

Garage

Accessed via an electric door, the garage is fitted with 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:

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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.

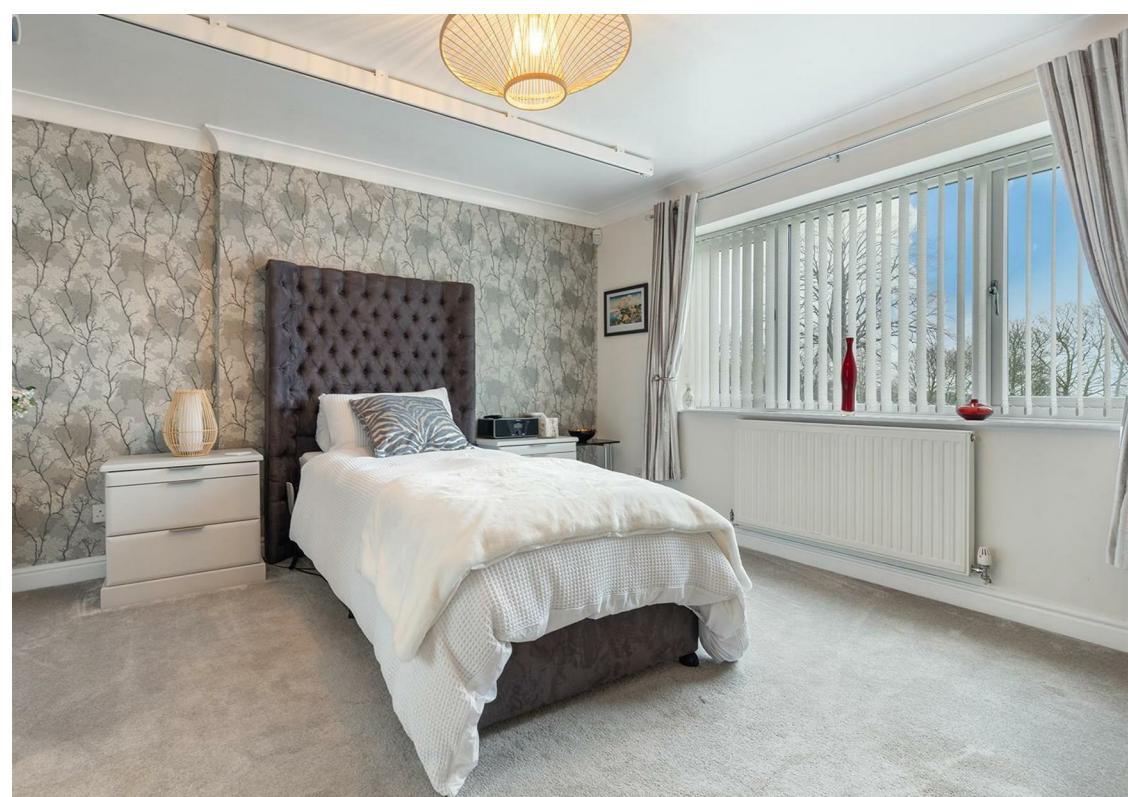
ONLINE CONVEYANCING SERVICES:

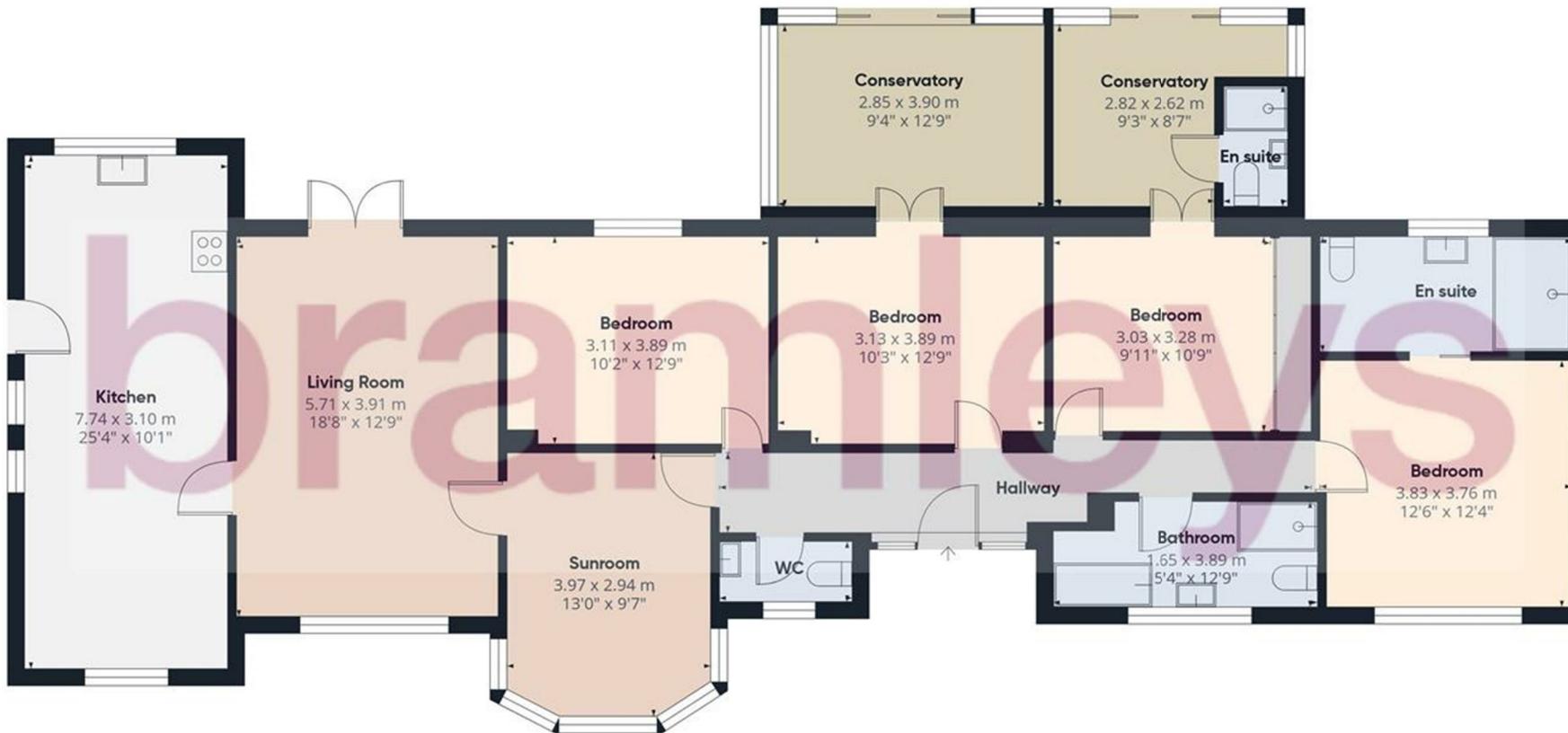
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







Approximate total area⁽¹⁾

156.6 m²

1684 ft²

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)	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			
England & Wales		EU Directive 2002/91/EC	

(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.

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