



33 Stockhill Street, Dewsbury, WF13 2JE  
£425,000

bramleys

Bramleys are delighted to offer to the market, this exceptional link-detached contemporary home. Being deceptive in size and individually designed by the current owners, this modern home offers approximately 1,700 sqft of living accommodation. With modern conveniences such as underfloor heating throughout, security alarm system, double glazing, smart home technology, Cat 5 cabling and electric gated access with intercom system.

The accommodation is light and airy and comprises in brief:- generous entrance hall, ground floor bedroom/music room, ground floor WC, cloakroom, well proportioned open plan living/dining kitchen, utility room, first floor landing, master suite with en suite and walk-in wardrobe, 2 further bedrooms and family bathroom.

Externally there are 2 driveways, one leading to an attached garage and a further driveway which provides ample off road parking. To the rear there is a private garden ideal for entertaining or buyers with pets/small children.

An internal viewing is highly recommended to fully appreciate the quality of this build and to realise the deceptive accommodation on offer.



## GROUND FLOOR:

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

### Entrance Hall

This welcoming hallway is open to the full roof height and provides an abundance of natural light through 2 Velux windows with electronic control for opening and closing. There are also 2 frosted windows to the front elevation, timber effect tiled floor, oak doors which provide access to a useful storage cupboard, further understairs storage cupboard and cloakroom/WC. A staircase rises to the first floor.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity wash hand basin. There are useful storage cupboards, with cabinet tops, upstands and there is a generous wall mounted mirror. There are also ceiling spotlights and an Xpelair extractor fan.

### Bedroom 4 / Music Room

13'8" x 8'5" (4.17m x 2.57m)

This room provides flexible accommodation, allowing it to provide a fourth bedroom if required. Fitted with a uPVC window to the front elevation and inset ceiling spotlights.

### Open Plan Living/Dining Kitchen

27'7" x 21'2" (8.41m x 6.45m)

This superb living space is truly the heart of the home, with an abundance of natural light by way of aluminium sliding doors and aluminium windows to the side and rear elevations. To the contemporary kitchen area there are a range of fitted wall and base units, with complimentary lighting, Quartz work surfaces, matching upstands, matching island unit with Quartz waterfall top and offers seating for up to 4 people. There is a n undermounted sink with mixer tap and drainer grooves, 5 ring CDA hob with extractor above, Bosch double oven, microwave oven, dishwasher, fridge, freezer, complimentary lighting and timber effect tiled flooring. To the dining area there is a

continuation of the flooring, modern feature lighting and takes full advantage of the views over the rear garden. To the lounge area, there is a feature gas fire within a brick Inglenook style fireplace with oak mantel above.

### Utility Room

10'1" x 6'4" (3.07m x 1.93m)

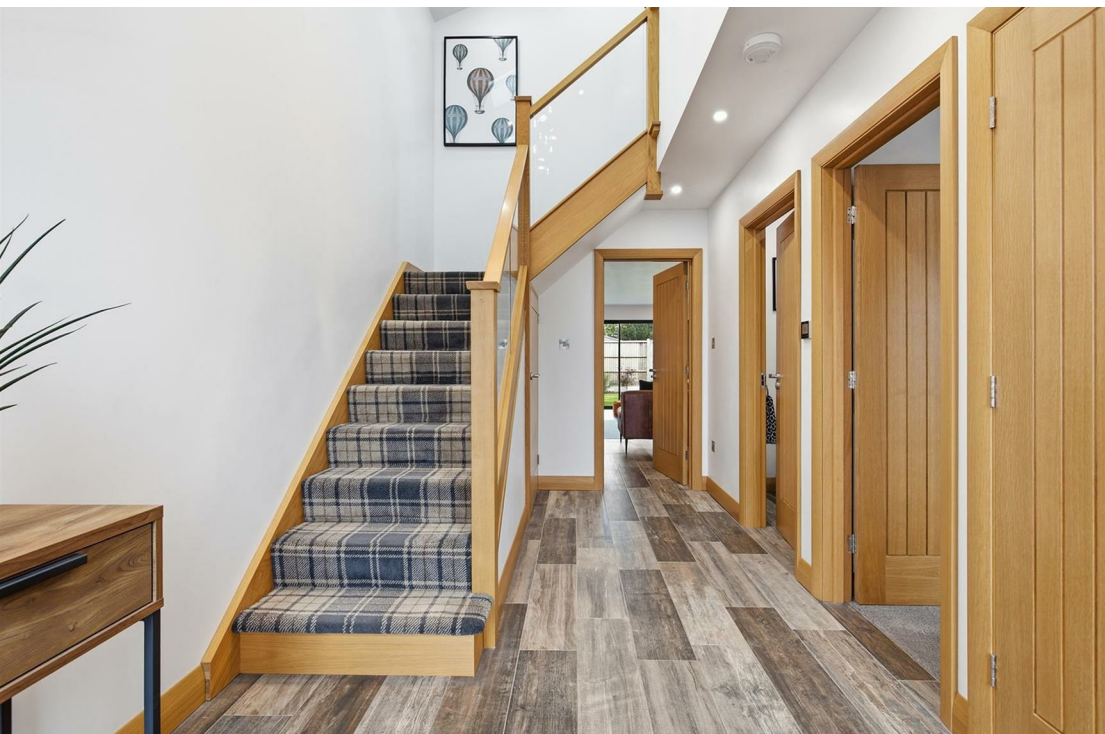
Housing the central heating boiler with space and plumbing for a washing machine, sink unit with mixer tap, space for a dryer and offers a range of wall and base units, with working surfaces and upstands. There is also an uPVC window to the side elevation.

## FIRST FLOOR:

An oak and glazed balustrade staircase leads up to the landing.

### Landing

With doors accessing all of the first floor accommodation. Velux window with electronic control for opening and closing.



### Bedroom 1

14'0" x 13'0" (4.27m x 3.96m)

With an abundance of natural light via 2 Velux windows (with built-in blinds), this master suite has a useful storage cupboard which is generously sized. There is also a walk-in wardrobe which provides ample hanging and storage space. A further door leads through to the en suite. A door also provides access to the service area which provides access to the plumbing for the en suite and bathroom.

### En suite Shower Room

Furnished with 3 piece suite comprising of a larger than average walk in shower cubicle with glass shower screen and waterfall shower head, vanity style wash hand basin with waterfall tap, and concealed cistern WC. The walls are fully tiled, there is a Velux window, demister mirror with sensor lighting and ladder style heated towel rail.

### Bedroom 2

13'4" x 11'2" (4.06m x 3.40m)

This generously sized second bedroom has fitted wardrobes to one wall, and 2 Velux windows (with built-in blinds).

### Bedroom 3

12'9" x 8'6" (3.89m x 2.59m)

A third bedroom of double proportions, having 2 Velux windows (with built-in blinds).

### Bathroom

Furnished with a 4 piece suite comprising of a freestanding bath with mixer taps, larger than average walk-in shower cubicle with glass shower screen and waterfall shower head, vanity wash hand basin and low flush WC. There is also an electric demister mirrored cabinet with in built shaver point, heated ladder style towel rail and full tiling to the walls.

### OUTSIDE:

To the front of the property there is a driveway which provides off road parking and leads to the garage. There is also a further drive which is accessed via electric gates which provides additional parking for 2/3 vehicles and has mature planting. A path leads down the side of the property to the rear, where there is a porcelain patio area, lawn with planted borders and is fenced for security and privacy, ideal for entertaining or those with pets/children for safety.

### Garage

With up and over door, power and light. There is also a personal door which gives access to the rear garden.

### 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:

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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.

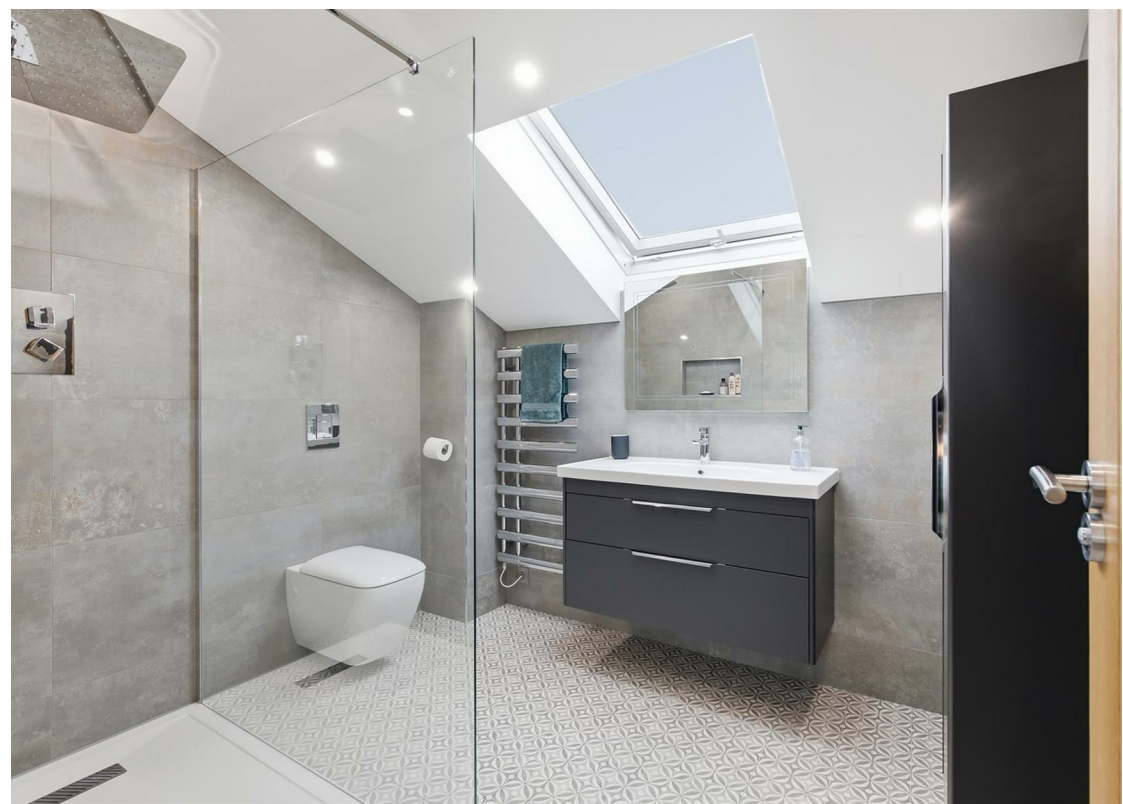
### ONLINE CONVEYANCING SERVICES:

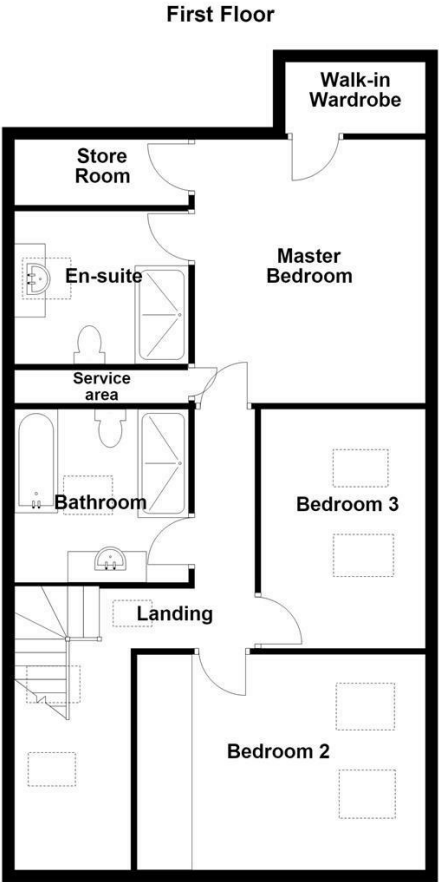
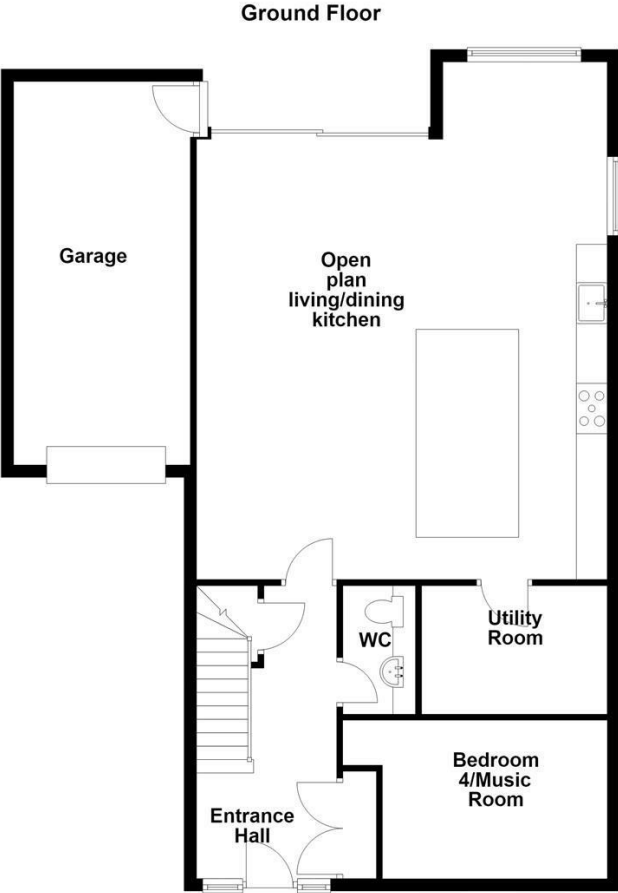
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

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







| 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                     |         |           |

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

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