



26 Suffolk Rise, Huddersfield, HD2 1ZG
£280,000

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This superb 4 bedroom detached property is situated in this popular residential locality which is approximately 2 miles from Huddersfield town centre. The property provides accommodation across 3 levels including 4 good sized bedrooms, with en suite facilities to the master.

To the ground floor there is a spacious living room, cloakroom/WC and breakfast kitchen, 3 spacious bedrooms and family bathroom to the first floor. Followed by a generous master suite to the second floor incorporating feature Velux Cabrio windows and an en suite shower room.

Externally there is a driveway providing off road parking and access to the attached single garage, together with gardens to both the front and rear. Backing on to woodland at the rear, the property would form an ideal purchase for the young and growing family. An internal viewing is highly recommended to appreciate the size, position and quality of accommodation on offer.





GROUND FLOOR:

Enter the property through a composite entrance door into:-

Entrance Hall

With oak flooring, a central heating radiator and an access door through to the cloakroom/WC.

Cloakroom/WC

Furnished with a low flush WC and pedestal wash hand basin. There is also a continuation of the oak flooring, a central heating radiator and tiled splashback.

Lounge

17'5" x 10'5" (5.31m x 3.18m)

A most spacious reception room which is situated to the front of the property. Fitted with a uPVC double glazed bay window, oak flooring, central heating radiator and ceiling coving.

Dining Kitchen

17'10" x 8'10" (5.44m x 2.69m)

Peacefully situated to the rear of the property, having a wooded outlook. There are a range of matching modern wall and base units with polished, wood block work surfaces and part tiled splashbacks. Integrated appliances include a 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, 1.5 bowl ceramic sink with mixer taps and side drainer, plumbing for a washing machine, wood effect laminate flooring, a central heating radiator, 2 uPVC double glazed windows and a composite rear access door.

FIRST FLOOR:

Landing

Bedroom

10'6" x 8'10" (3.20m x 2.69m)

Situated to the rear of the property, having a central heating radiator and 2 uPVC double glazed windows which overlook the adjacent woodland.

Bedroom

8'3" x 6'9" (2.51m x 2.06m)

Situated to the rear of the property with a wooded outlook. There is also a central heating radiator, wood effect laminate flooring and a uPVC double glazed window.

Bedroom

10'5" x 11'5" max (3.18m x 3.48m max)

With 2 uPVC double glazed windows, a central heating radiator and recessed area for a wardrobe.

Bathroom

Furnished with a 3 piece white suite incorporating a low flush WC, pedestal wash basin with tiled splashback, panelled bath with chrome mixer taps, central heating radiator and uPVC double glazed window.

SECOND FLOOR:

Master Bedroom

17'9" max x 13'4" max (5.41m max x 4.06m max)

A most spacious master bedroom which enjoys a flood of natural light through 2 Velux Cabrio roof windows. There is also a central heating radiator, a range of fitted furniture which include 4 door wardrobes which provide hanging and shelving facilities and an access door to the en suite shower room.

En Suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin with chrome mixer taps and fully tiled corner shower cubicle with rainwater showerhead and additional hose. There is full tiling to the floor and walls, an electric shaver point, chrome ladder style radiator and Velux window.

OUTSIDE:

To the front of the property a driveway provides off road

parking and access to the attached single garage. The garden to the front is predominantly lawned with mature shrub borders. To the rear there is a further lawned garden which is enclosed by timber fencing and has a patio seating area.

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:

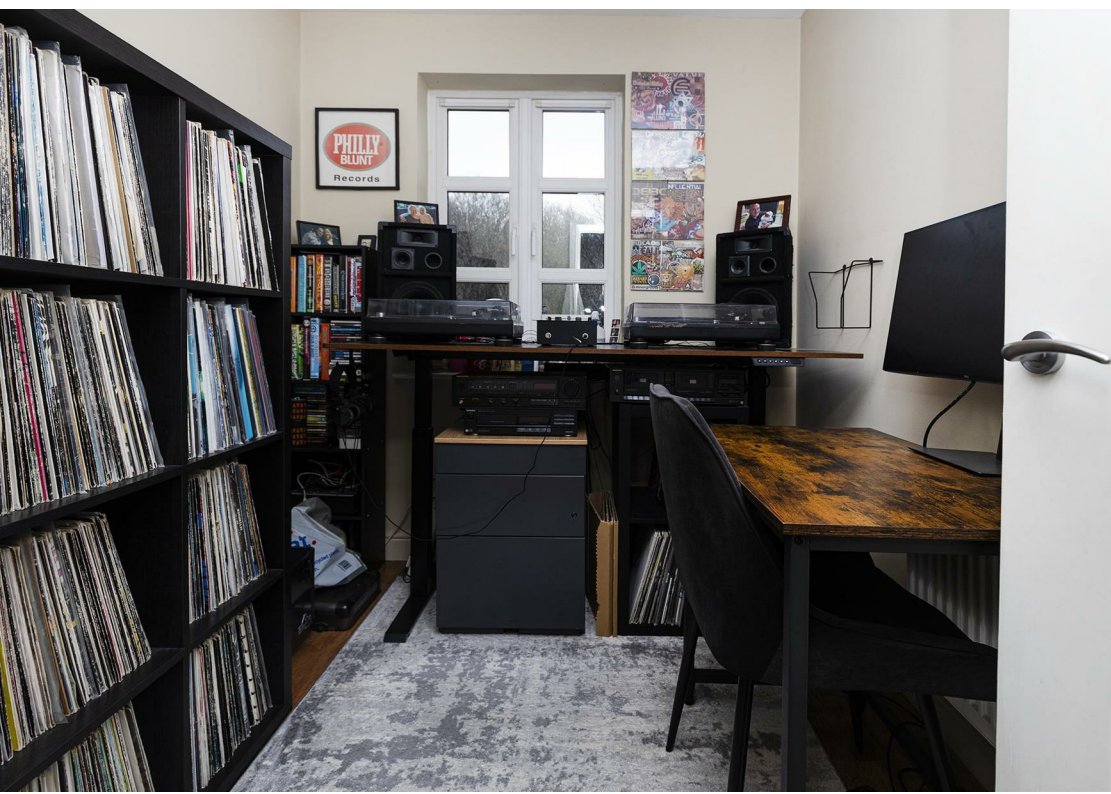
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

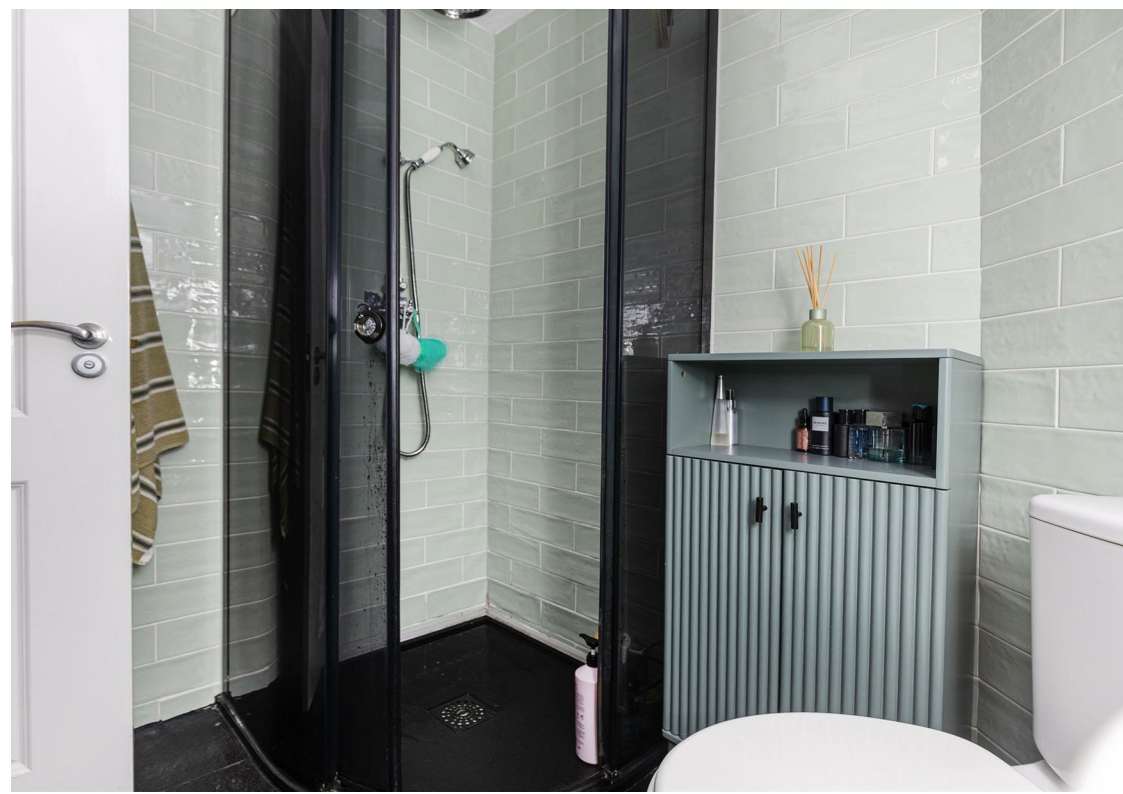
ONLINE CONVEYANCING SERVICES:

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.

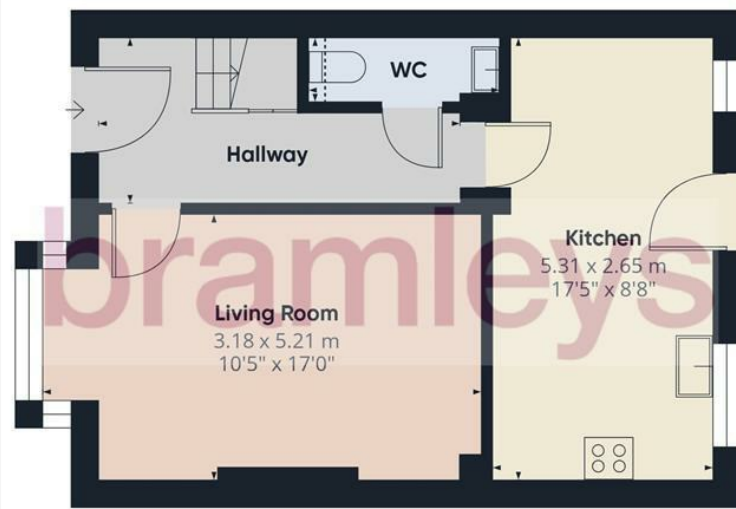
VIEWINGS:

Please call our office to book a viewing on 01484 530361.









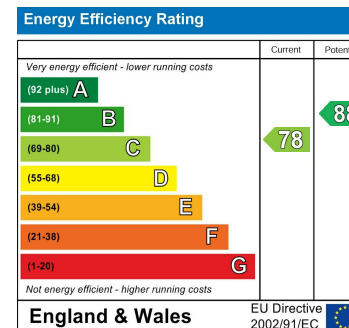
Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

98.3 m²

1058 ft²

Reduced headroom

4.5 m²

48 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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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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