



20 Blacksmiths Fold, Almondbury, Huddersfield, HD5 8XH

£425,000

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A thoughtfully designed 4 bedroom detached property which offers contemporary comfort and practicality. Boasting a substantial driveway and double integral garage, this home provides exceptional parking and curb appeal.

Conveniently positioned in the popular area of Almondbury, having access to a range of local amenities, schools and commuter links.

Internally the ground floor features a modern fitted kitchen, 3 versatile reception rooms including a cosy snug, spacious lounge with wood burning stove and a separate dining room, cloakroom/wc and utility room. To the first floor there is a master bedroom with en suite, 3 additional bedrooms and modern family bathroom.

Externally there is a rear garden which comprises of patio seating area, lawned area and garden room, ideal for entertaining in the summer months.

Energy Rating: D





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Fitted with a central heating radiator and understairs storage cupboard.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and a pedestal wash hand basin. There are tiled splashbacks and a uPVC double glazed window to the front elevation.

Snug

11'3" x 10'7" (3.43m x 3.23m)

With a central heating radiator and uPVC double glazed window to the front elevation.

Lounge

A very spacious lounge, with the focal point of the room being a wood burning stove and bi-fold doors which give access to the rear garden. There is also a central heating radiator, vertical column radiator and twin uPVC double glazed Velux windows.

Dining Room

11'7" x 9'3" (3.53m x 2.82m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Kitchen

9'3" x 11'9" (2.82m x 3.58m)

Having a range of wall, drawer and base units, laminated work surfaces, 1.5 bowl stainless steel sink with side drainer and tiled splashbacks. Integral appliances include a 5 ring gas hob, double shoulder level oven and dishwasher.

There is also a central heating radiator and uPVC double glazed window to the rear elevation.

Utility

4'10" x 8'2" (1.47m x 2.49m)

Having a range of wall, drawer and base units, laminate work surfaces, stainless steel sink with drainer and tiled splashbacks. There is also a central heating radiator and an external door to the side elevation.

Integral Double Garage

With two up and over doors, light and power points.

FIRST FLOOR:

Landing

Having a central heating radiator and access to the loft via a ceiling hatch.



Bedroom 1

16'5" max x 9'5" (5.00m max x 2.87m)

With a central heating radiator, twin uPVC double glazed windows to the rear elevation, useful built-in wardrobes with shelving and hanging space and access to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin set to a vanity unit and shower cubicle. There is a heated towel rail and a uPVC double glazed window to the side elevation.

Bedroom 2

10'9" x 8'6" (3.28m x 2.59m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 3

10'2" x 8'10" (3.10m x 2.69m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 4

7'5" max x 8'9" (2.26m max x 2.67m)

Having a central heating radiator, useful bulk-head storage cupboard and uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash hand basin, shower with showerhead attachment and a freestanding bath. There is also a central heating radiator, tiled splashbacks and twin uPVC double glazed windows to the front elevation.

OUTSIDE:

To the front of the property there is a large driveway which provides ample off road parking and in turn gives access to the double garage. There is also a flagged patio area with glass balustrade. To the rear of the property there is a flagged patio area which is ideal for al-fresco dining, a low maintenance garden with a further lawned garden to the second tier and greenhouse. The garden has the added bonus of a good sized garden room.

Garden Room

This superb addition to the property provides an ideal entertaining space, gym, or home office. Fitted with French doors and windows which open up to the 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.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), at the traffic lights in Aspley turn right into Somerset Road. Continue along Somerset Road until it becomes Northgate. Blacksmiths Fold can be found as a turning on the left hand side. Follow the road round to the right and the property will be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

F

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 01484 530361.





Basement



Ground Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (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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