



28 The Paddock, Kirkheaton, Huddersfield, HD5 0ER

Offers Over £425,000

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Substantially extended from its original form by way of a two storey extension to the rear, is this most spacious 4 bedroom detached property. Located on this highly desirable residential cul-de-sac, in the popular village of Kirkheaton and set on to a generous plot with extensive rear gardens.

Boasting 4 double bedrooms, there is also a family bathroom and separate shower room, spacious living accommodation to the ground floor including a lounge (approx 24'0), separate dining room and spacious breakfast kitchen with integrated appliances and granite work surfaces.

The property would make an ideal purchase for those with a young and growing family and only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.





GROUND FLOOR:

Enter the property through a composite external door, with sealed glass entrance doors into:-

Entrance Hall

Fitted with a central heating radiator and tiled floor.

Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC and hand wash basin. There is also a tiled floor and low voltage LED lighting.

Lounge

23'10" x 12'6" (7.26m x 3.81m)

A most spacious living room which has 2 central heating radiators, a uPVC double glazed window and ceiling coving. There is also a recessed electric and log effect fire which is set behind a glass screen. A set of double doors with bevel edged panels gives access to the dining room.

Dining Room

13'4" x 10'7" (4.06m x 3.23m)

Peacefully situated to the rear of the property, with sliding double glazed patio doors which lead directly into the rear gardens. There is also a central heating radiator and ceiling coving.

Dining Kitchen

17'9" x 12'2" (5.41m x 3.71m)

Peacefully situated to the rear of the property, this modern and stylish kitchen is fitted with a range of shaker style wall, drawer and base units with granite work surfaces and tiled upstands. There are a range of integrated appliances including 4 ring gas hob with overhead extractor fan and light, washing machine, dishwasher, fridge, freezer, double oven and grill, and wine cooler. The kitchen is also fitted with a peninsula breakfast bar, LED lighting beneath the wall units, sunken LED ceiling spotlights, graphite central heating radiator, full tiling to the floor, a uPVC double glazed window to the rear and additional Velux windows which provide ample natural light. A set of uPVC double glazed French doors provide access to the extensive rear garden.

FIRST FLOOR:

A spindle rail balustrade staircase rises to the first floor.

Landing

With a central heating radiator and built-in linen cupboard.

Master Bedroom

13'2" x 10'7" (4.01m x 3.23m)

Having a central heating radiator, uPVC double glazed window, built-in wardrobes with matching bedside drawer cupboards and display niches above. There is a centre kneehole dressing table with drawer units either side, a central heating radiator and uPVC double glazed window.

Bedroom

11'7" x 9'1" (3.53m x 2.77m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Bedroom

12'6" x 10'6" inc wardrobes (3.81m x 3.20m inc wardrobes)

Fitted with a central heating radiator, uPVC double glazed window and full width fitted wardrobes which provide hanging shelving facilities.

Bedroom

12'5" x 7'10" (3.78m x 2.39m)

Situated to the rear of the property, having a uPVC double glazed window, central heating radiator and sunken low voltage lighting.

Bathroom

Being fully tiled to the walls and furnished with a 3 piece white suite, incorporating a low flush WC, pedestal wash basin and panelled bath. There is a wall mounted electrically operated towel rail, separate central heating radiator and uPVC double glazed window.

Shower Room

Being fully tiled to the walls and furnished with a Triton shower, with shower screen.

OUTSIDE:

To the front of the property there is a lawned garden with block paved, double width driveway. To the rear there is an extensive garden which comprises of a flagged seating area, exterior lighting, power points, shaped lawned garden with additional flagged terrace and further steps which lead to a sloping lawned 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:

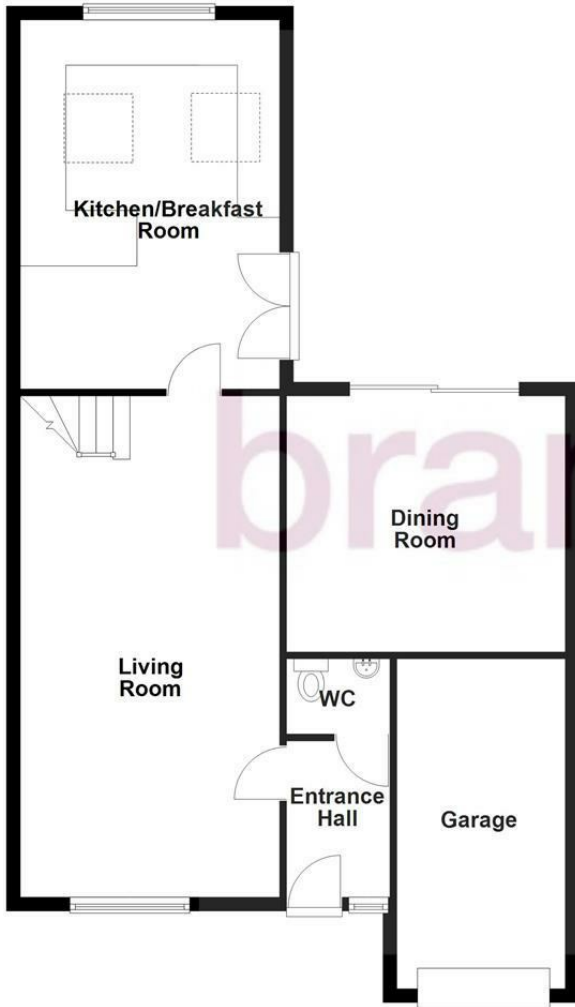
Please call our office to book a viewing on 01484 530361.







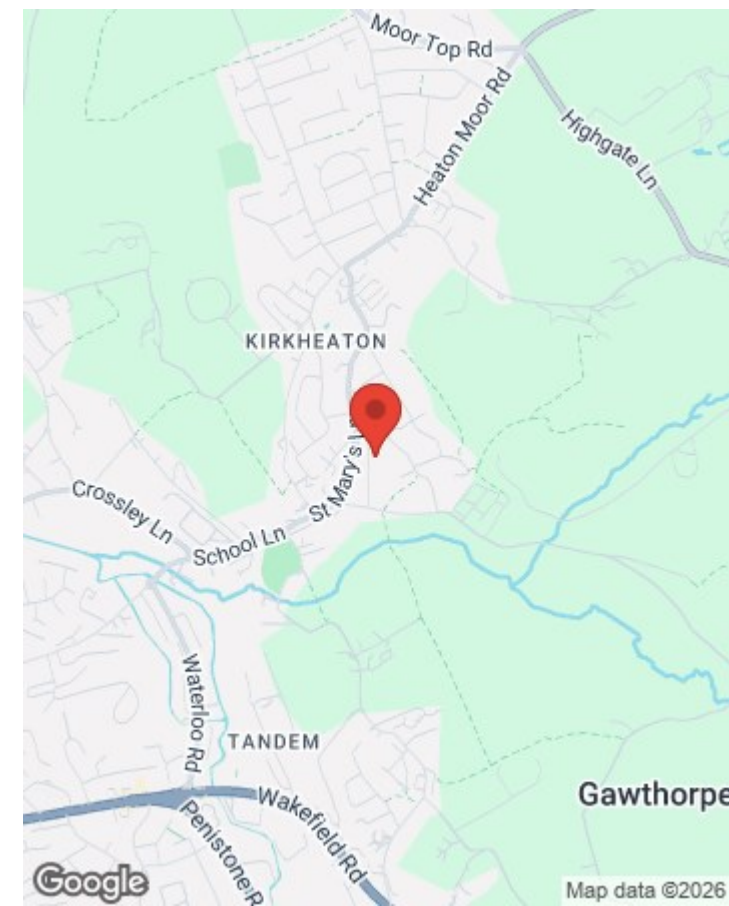
Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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