

Acorn House, 3 Acorn Croft, Fenay Bridge, Huddersfield, HD8 0GE

Asking Price £635,000

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This superb stone built, 4 bedroom detached property has extensive accommodation which extends to over 2,500sqft incorporating 4 double bedrooms, all with en suite facilities and is set on this private residential cul-de-sac.

Attracting stunning far reaching views, the property would appeal to those with a young and growing family, with a most spacious modern and contemporary dining kitchen which spans the full width of the property and has a wealth of integrated appliances.

With underfloor heating to the ground floor, the property is luxuriously appointed with a range of high quality fixtures and fittings throughout and provides a spacious home for the modern family.

Having gas fired central heating, uPVC double glazing and integral garaging.

The property must be viewed internally to truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: B





## GROUND FLOOR:

Enter the property through a covered entrance porch which has a composite door into:-

### Entrance Hall

14'10" x 12'11" (4.52m x 3.94m)

A most spacious and versatile entrance hall, which could be utilised as a work space or sitting area. With Amtico style flooring which incorporates underfloor heating.

### Dining Kitchen

30'6" max x 14'6" max / 10'3" min (9.30m max x 4.42m max / 3.12m min)

A most spacious dining kitchen which has a range of matching modern wall and base units with laminated work surfaces and part tiled walls. There is concealed lighting to the wall units and a range of integrated appliances including a De-Dietrich induction hob, built-in Miele oven, overhead black glass extractor fan and light, fridge and freezer. There is a central island with 1.5 bowl Franke sink unit with mixer taps and side drainer, breakfast bar and low level lighting to the base units. The dining area has uPVC double glazed, French doors which lead out into the rear garden, sunken LED lighting and an access door through to the utility.

### Utility Room

9'9" x 6'5" (2.97m x 1.96m)

The Amtico style flooring extends from the kitchen into the utility. With underfloor heating and a range of wall and base units. There are built-in storage cupboards, plumbing for a washing machine, access door to the cloakroom/WC and a further door leads out to the side of the property.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and hand wash basin.

### Integral Garage

15'6" x 16'1" (4.72m x 4.90m)

A spacious garage which has remote controlled roller shutter doors, power/light points and an internal access door to the house.

## FIRST FLOOR:

### Landing

With spindle rail balustrade, sunken LED lighting and a central heating radiator.

### Lounge

22'10" x 15'8" (6.96m x 4.78m)

A most spacious living room which has 2 central heating radiators, a large uPVC double glazed window to the front elevation and sunken LED lighting.

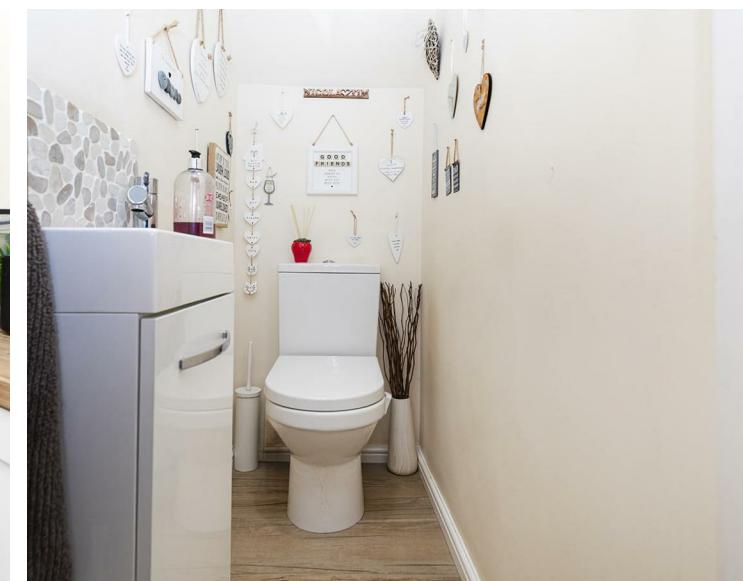
### Master Bedroom

22'9" x 14'6" max inc wardrobes and en suite (6.93m x 4.42m max inc wardrobes and en suite)

A most spacious master bedroom which provides superb far reaching views to the rear. This room has a uPVC double glazed window, full width wardrobes with sliding solid oak doors, sunken LED lighting, a central heating radiator and door accessing the en suite.

### En suite Shower Room

Furnished with a double width walk-in shower cubicle which is fully tiled and has a rainwater showerhead and additional hose. The en suite also has a low flush WC and ceramic vanity wash bowl with chrome mixer taps and drawer units beneath. There is a chrome ladder style radiator, part tiling to the walls and luxury vinyl tiled flooring.





## Bathroom

Furnished with a 3 piece white comprising of a low flush WC, ceramic vanity wash bowl with mixer taps and drawer units beneath, deep sunk bath with chrome mixer taps, uPVC double glazed window, sunken LED lighting, part tiled walls, chrome ladder style radiator and luxury vinyl flooring.

## SECOND FLOOR:

### Landing

With a central heating radiator, sunken LED lighting and uPVC double glazed window to the front which offers superb far reaching views.

### Guest Room/Bedroom

17'5" x 9'8" (5.31m x 2.95m)

Peacefully situated to the rear of the property, having a uPVC double glazed window, central heating radiator, sunken LED lighting and an access door to the en suite.

### En suite Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, fully tiled double width shower cubicle and semi-pedestal wash bowl. There are part tiled walls, luxury vinyl flooring and a chrome ladder style radiator.

### Bedroom

16'4" x 15'1" (4.98m x 4.60m)

A spacious double bedroom which is situated to the front of the property and enjoys outstanding far reaching views through the uPVC double glazed window. There is also a central heating radiator, sunken LED lighting and an access door to the en suite.

### En suite Shower Room

Being part tiled to the walls and furnished with a 3 piece white suite incorporating low flush WC, semi-pedestal wash bowl with chrome mixer taps and a fully tiled, double

width shower cubicle. There is also a chrome ladder style radiator.

## Bedroom

16'5" x 8'9" (5.00m x 2.67m)

Peacefully situated to the rear of the property, having a uPVC double glazed window, sunken LED lighting, a central heating radiator and an access door to the en suite.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, semi-pedestal wash basin with chrome mixer taps, and a fully tiled double width shower cubicle. There is also a chrome ladder style radiator, part tiled walls and luxury vinyl tiled flooring.

## OUTSIDE:

To the front of the property there is a tarmacadam driveway and parking apron with an open entrance porch and exterior lighting. To the rear there is a full width flagged patio, outside security lighting, lawned gardens with mature borders and are fully enclosed by timber fencing.

## 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:

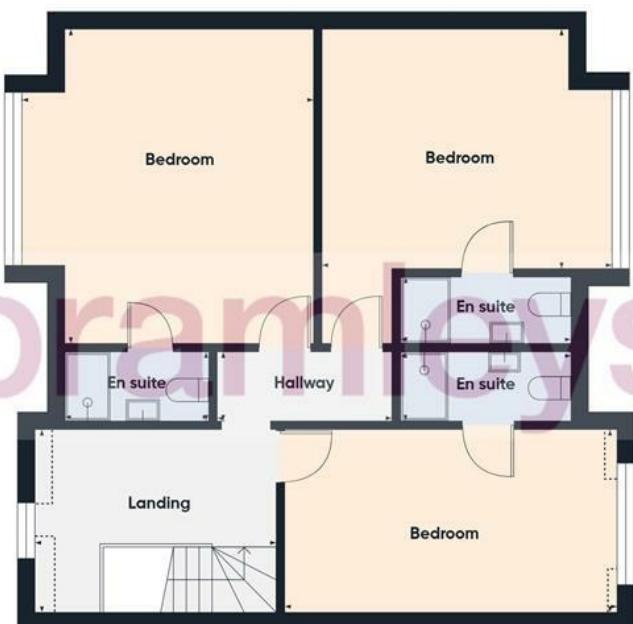
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### VIEWINGS:

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







#### Approximate total area<sup>(1)</sup>

239.6 m<sup>2</sup>  
2578 ft<sup>2</sup>

#### Reduced headroom

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	81	85
(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	

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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