



22 Broadgate, Almondbury, Huddersfield, HD5 8HW  
£435,000

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This superb 3 double bedroom stone built detached family home is offered for sale with no vendor chain and vacant possession. The accommodation comprises a welcoming entrance hall with cloakroom/WC, 2 reception rooms with feature bay windows and an extended kitchen. To the first floor there are 3 bedrooms, all with fitted wardrobes, and a house bathroom. The property enjoys a larger than average corner plot with gardens to front, side and rear with ample off road parking for multiple vehicles together with an attached 26ft garage. Although requiring refurbishment, the property has been well maintained and offers lots of potential to refurbish and adapt to the new owners' requirements with scope to extend over the garage to the side (subject to all necessary consents). Located approximately 1 mile from Huddersfield town centre, the property is handily placed for rural walks across the Woodsome Valley and Castle Hill as well as being conveniently placed for access to Almondbury village which has a variety of shops and local amenities. The property would ideally suit a growing family or those looking for a spacious property they can adapt and make their own.

Energy Rating: D





## GROUND FLOOR:

Enter the property via a glazed entrance door into:-

### Entrance Hall

Where there is an open balustrade staircase rising to the first floor, a central heating radiator and a cupboard providing storage for coats and shoes.

### Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC and pedestal wash hand basin. There is also a central heating radiator.

### Lounge

17'11" x 14'11" (5.46m x 4.55m)

This spacious reception room enjoys plenty of natural light from the large feature uPVC double glazed bay window to the front. The focal point of the room is an ornate fireplace with marble interior, hearth and coal effect gas fire. There are also wall light points, 2 central heating radiators and decorative leaded glass windows to the side. A set of sliding patio doors to the rear give access to the private garden and patio.

### Dining Room

12'0" x 10'11" plus bay window (3.66m x 3.33m plus bay window)

Another good sized second reception room, which is fitted with a serving hatch into the kitchen, a fireplace with electric fire, central heating radiator and a feature uPVC double glazed bay window to the front elevation.

### Kitchen

18'0" max x 11'0" (5.49m max x 3.35m)

The kitchen has been extended from its original form and has been fitted with an extensive range of wall units with glass display cabinets, base units with working surfaces over and tiled splashbacks. There is a matching fitted dresser and integrated appliances including double oven, gas hob with extractor hood over and dishwasher. There is space and plumbing for a washing machine, an inset stainless steel sink unit and space for a tall fridge freezer and dryer. There are also 2 double glazed windows to the side and rear, an external door to the rear garden and an internal door which gives access to the garage.

## FIRST FLOOR:

### Landing

The open landing benefits from light from the feature leaded window as well as having a central heating radiator and access to the boarded loft which has a pull down ladder, Velux window, internal power and lighting.

### Master Bedroom

17'11" x 14'10" max /12'9" min exc wardrobes (5.46m x 4.52m max /3.89m min exc wardrobes)

This sizeable double bedroom has fitted wardrobes, a dresser with vanity sink unit to one wall, a set of matching drawers, central heating radiator, 2 leaded feature windows to the side and a uPVC double glazed window to the front.

### Bedroom 2

18'0" x 11'0" (5.49m x 3.35m)

Another large double room which has been extended from its original form. This has fitted robes with sliding door fronts, a vanity sink unit, a central heating radiator and 2 sealed unit double glazed windows.

### Bedroom 3

12'0" x 10'11" (3.66m x 3.33m)

Another double room, with fitted wardrobes, a vanity sink unit, central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom is part tiled to the walls and has a fitted cylinder cupboard. The bathroom is furnished with a 3 piece suite comprising of a panelled bath with mixer shower attachment over, pedestal wash hand basin and a low flush WC. There is also a central heating radiator and a sealed unit double glazed window to the rear.

## OUTSIDE:

The property enjoys a larger than average corner plot with lawned gardens to four sides and perimeter hedging which gives privacy. A tarmac driveway provides off road parking and leads to the attached garage. To the side of the main driveway is an additional tarmac parking space. The rear garden has a flagged patio which is accessed from the lounge patio doors and there is a timber garden shed.

## Garage

26'4 x 10'5

The garage houses the central heating boiler and has internal power and lighting, side and rear windows and a personal side entrance door.

## 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) keeping in the right hand lane and take the right hand turning onto Somerset Road. Continue along this road and after a short distance take a right hand turning onto Broadgate where the property can be found on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band E

## 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:

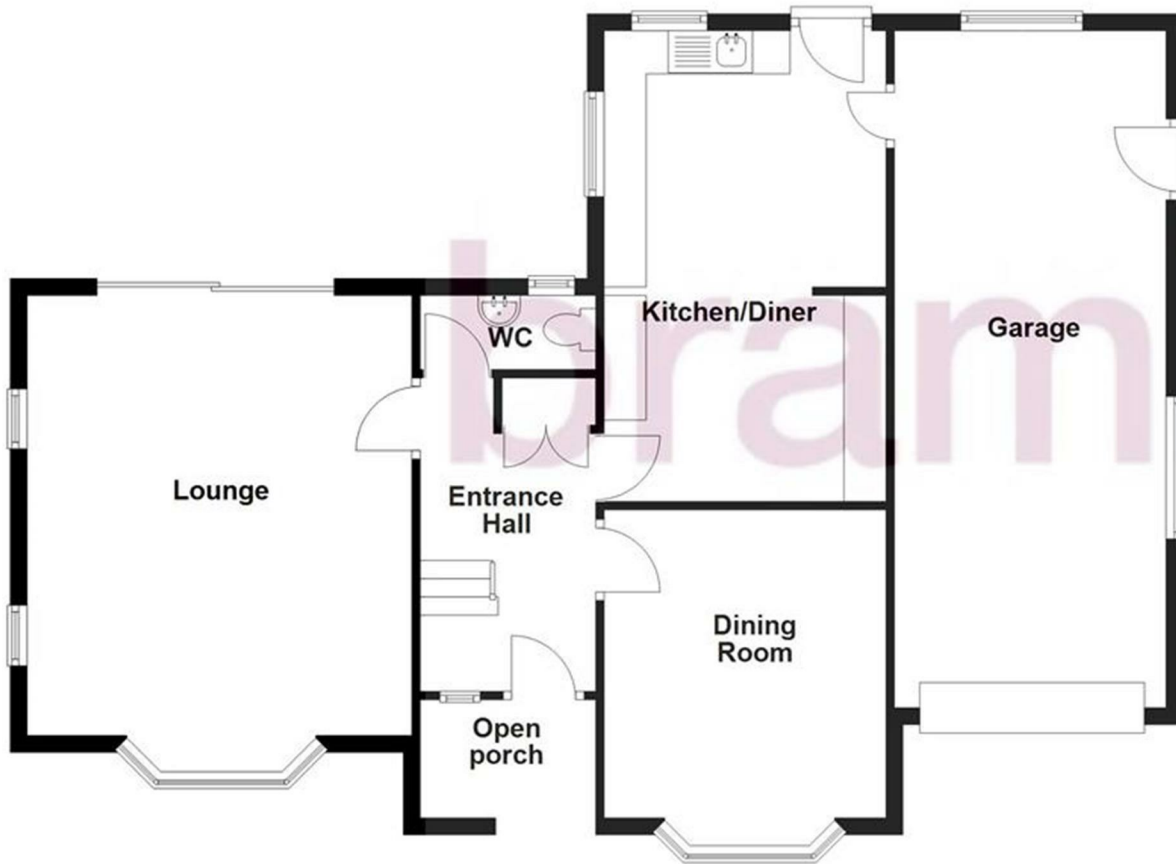
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



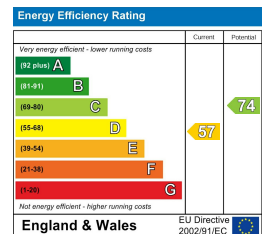




Ground Floor



First Floor



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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