



5 Lumb Lane, Almondbury, Huddersfield, HD4 6SZ  
Reduced To £425,000

bramleys



This 2 bedroom, detached true bungalow is set in a stunning location with extensive south facing gardens in the heart of the Woodsome Valley. The property provides an ideal opportunity for extension and redevelopment (subject to local authority consents), to create a substantial bespoke family home. Seldom do properties of this nature and in this location appear on the open market, therefore an early internal viewing is highly recommended to fully appreciate the potential on offer.

At present the property comprises:- lounge/dining room, kitchen, 2 bedrooms, bathroom and integral garage.

Situated in the heart of greenbelt countryside, with outstanding rural walks. The extensive gardens are a natural haven for wildlife and has a small stream running through the bottom of the rear gardens.

Energy Rating: D





## GROUND FLOOR:

Enter the property through a composite external door.

### Entrance Hall

Having a central heating radiator and built-in storage cupboards.

### Lounge

22'5" x 12'0" (6.83m x 3.66m)

Having 2 central heating radiators, a semi-circular uPVC double glazed bay window to the front and a pair of uPVC patio doors to the rear.

### Kitchen

8'5" x 8'0" (2.57m x 2.44m)

Fitted with wall and base units, laminate work surface, inset stainless steel sink unit, central heating radiator, electric cooking point and plumbing for a washing machine.



### Bedroom 1

11'11" x 11'11" (3.63m x 3.63m)

With a semi-circular bay window to the front elevation, a central heating radiator, 4 door wardrobes and a feature circular window to the gable.

### Bedroom 2

10'1" x 9'10" (3.07m x 3.00m)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is also a central heating radiator and uPVC double glazed window.

## OUTSIDE;

To the front of the property a paved driveway provides off road parking for 2 vehicles and in



turn leads to the integral garage. The front garden is predominantly lawned with mature shrub borders and brick walling. A path leads down the side of the property to the rear, where there is an extensive garden comprising of paved patio seating area, lawn, mature trees and shrub borders. Access can be gained to a useful garden store room which is located under the balcony and there is also a further door which gives access to the underhouse storage area.

### Garage

8'4" x 20'11" (2.54m x 6.38m)

An integral single garage which is fitted with and up and over door, together with a side personal 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 on the A629 Wakefield Road, pass through the traffic lights at Aspley, get in the right hand lane and take a right hand turning into Somerset Road which then becomes Northgate. Take a right turning into Westgate and then a left into Sharp Lane. Follow this road down, turning right into Lumb Lane and the property will be found on the left hand side clearly identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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.

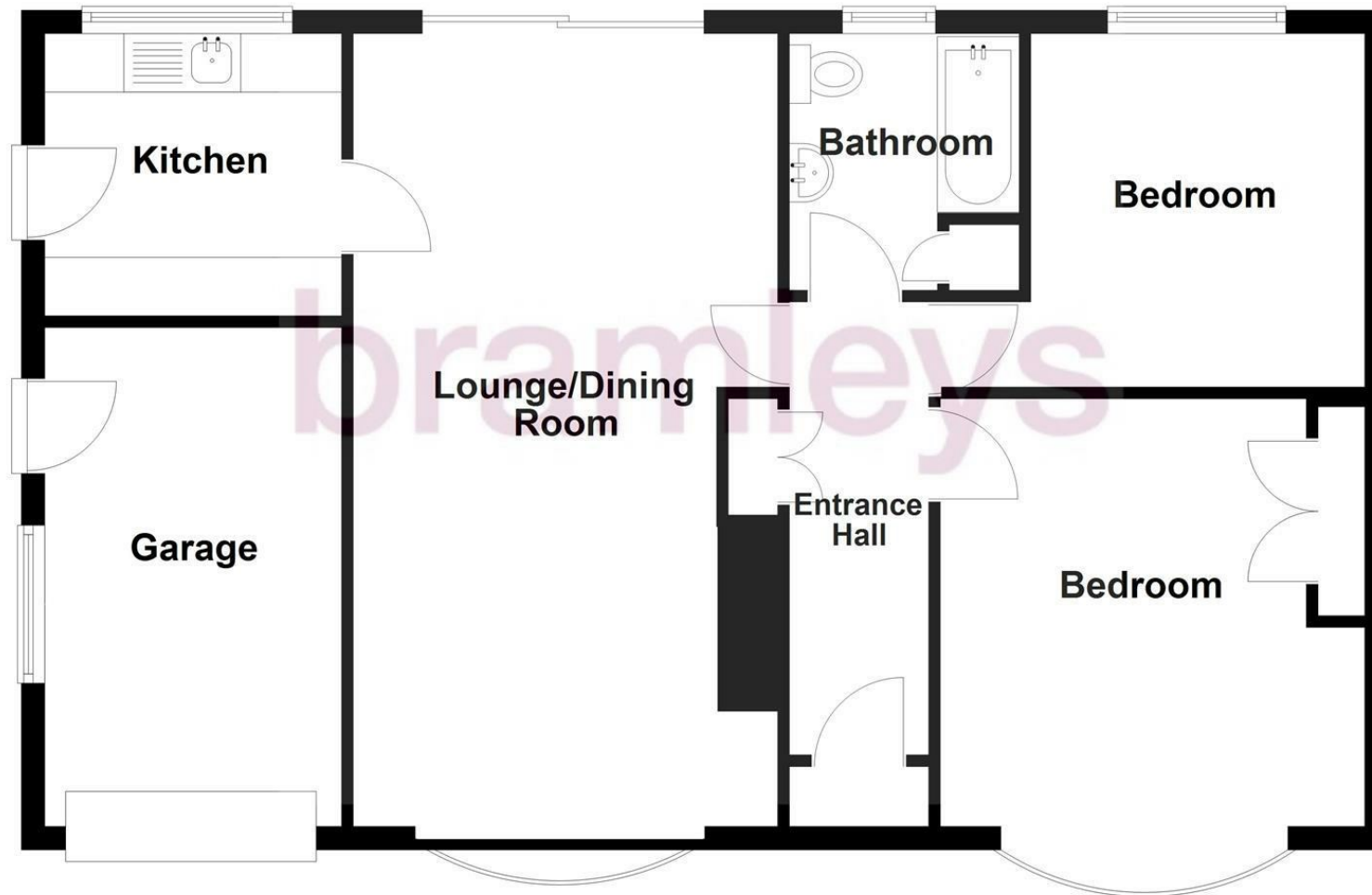








## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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

Huddersfield | Halifax | Elland | Mirfield

