



1A Alderstone Rise, Birchcliffe, Huddersfield, HD3 3RL

£350,000

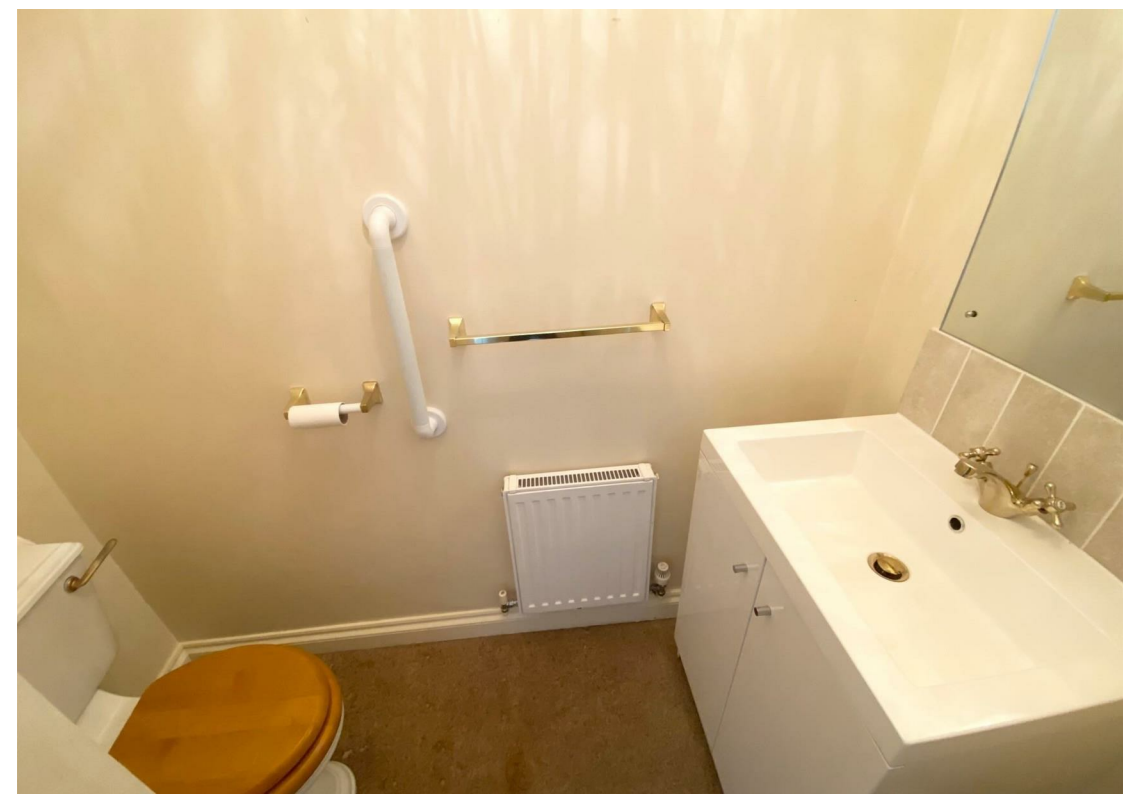
**bramleys**

This charming detached property is offered for sale with no vendor and provides deceptive accommodation which enjoys lots of natural light from the large windows and Velux roof lights.

The ground floor has an entrance porch and entrance hall with galleried landing, two inviting reception rooms and fitted breakfast kitchen which opens into the dining room which has patio doors out onto the rear terrace and garden. A ground floor WC adds to the practicality of the layout. At first floor there are three spacious double bedrooms plus additional attic room which provides a versatile area or office space. The master bedroom has an en-suite shower room and there is an additional four piece bathroom. Also benefiting from a private lawned garden, complete with a canopied terraced area, ideal for hosting gatherings and enjoying distant views over the rooftops to the rear. A gated resin driveway provides off road parking together with an integral garage which houses the central heating boiler.

Conveniently situated for local amenities within the centre of Lindley and equidistant to both J.23 and J.24 of the M62 motorway network.





## GROUND FLOOR:

### Entrance Porch

A glazed uPVC entrance door gives access to a large entrance porch which has windows to the side and additional external door to the opposite side. An internal door leads into the entrance hall.

### Entrance Hall

With ample natural light provided by a Velux window and window into the entrance porch. There is a balustrade staircase rising to the first floor and under stair storage.

### Cloakroom/WC

Furnished with a modern suite comprising low flush WC, vanity sink unit and a central heating radiator.

### Breakfast Kitchen

15'4" x 12'1" (4.67m x 3.68m)

A good sized breakfast kitchen, ideal for a growing family. Fitted with uPVC double glazed windows to both the front and rear., there are a range of shaker style wall and base units with working surfaces over, stainless steel sink unit, tiled splash back and incorporating a breakfast bar. The kitchen provides space for a tall fridge freezer, space and plumbing for a dishwasher and washing machine, gas cooker point, and extractor hood above.

### Dining Room

12'1" x 11'7" (3.68m x 3.53m)

The dining room has picture rail decor, a central heating radiator and double doors into the kitchen. Sliding patio doors lead out to an open canopied terrace, ideal for al-fresco dining and entertaining.



## Lounge

16'2" x 14'11" (4.93m x 4.55m)

A spacious and well presented lounge which has a large uPVC double glazed window to the rear, which overlooks the rear garden and views over the rooftops. The lounge also has a fireplace surround with inset gas fire, wall light points, a central heating radiator and picture rail decor.

## FIRST FLOOR:

### Landing

### Bathroom

A good sized family bathroom which is furnished with a 3 piece suite comprising of a vanity sink unit, bidet, low flush WC and bath with shower attachment and shower screen. There is full tiling to the walls, a central heating radiator and a uPVC double glazed window.

### Master Bedroom

13'7" x 12'1" exc wardrobes (4.14m x 3.68m exc wardrobes)

A spacious double room which enjoys distant views over the rooftops towards Castle Hill and Emley Moor Mast via the uPVC double glazed window. There is also a range of fitted wardrobes, cupboards and a central heating radiator.

### En suite Shower Room

Having tiling to the walls, a corner shower enclosure, low flush WC, vanity sink unit, extractor fan and chrome ladder style radiator.

### Bedroom 2

13'0" x 12'1" plus recess (3.96m'0.00m x 3.66m'0.30m plus recess)

Another spacious double room with recessed shelving, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

16'3" max x 9'1" (4.88m'0.91m max x 2.74m'0.30m)

This third double room has a useful built-in wardrobe which provides hanging and shelving facilities. There is a central heating radiator and uPVC double glazed window.

## SECOND FLOOR:

### Attic Room

28'9" x 9'1" (8.53m'2.74m x 2.74m'0.30m)

This useful room is accessed via a staircase from the first floor landing and would make a comfortable office space, ideal for those that work from home. Having two Velux windows, an additional uPVC double glazed window and a central heating radiator.

### OUTSIDE:

A gated resin driveway provides off road parking and gives access to the integral garage. The rear garden has a private lawn with perimeter hedging and fencing. There is a canopied open terrace which provides an outdoor seating area, ideal for al-fresco dining. There is also a timber garden shed to the rear.

### Garage

16'5" x 9'2" (4.88m'1.52m x 2.74m'0.61m)

The garage has a electrically operated roller shutter door. Housing the Ideal central heating boiler, the garage also has a central heating radiator and internal power, lighting and water tap.

## 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 Trinity Street passing through the roundabout at Marsh, continuing to the roundabout at Lindley. Turn right at the roundabout into Acre Street and follow this road which becomes Lidget Street, passing through the shopping area and as the road ends turn left into West Street. Follow this road for approximately 200 yards turning right into Weatherhill Road. Continue along this road and Alderstone Rise can be found as a turning on the left.

## 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:

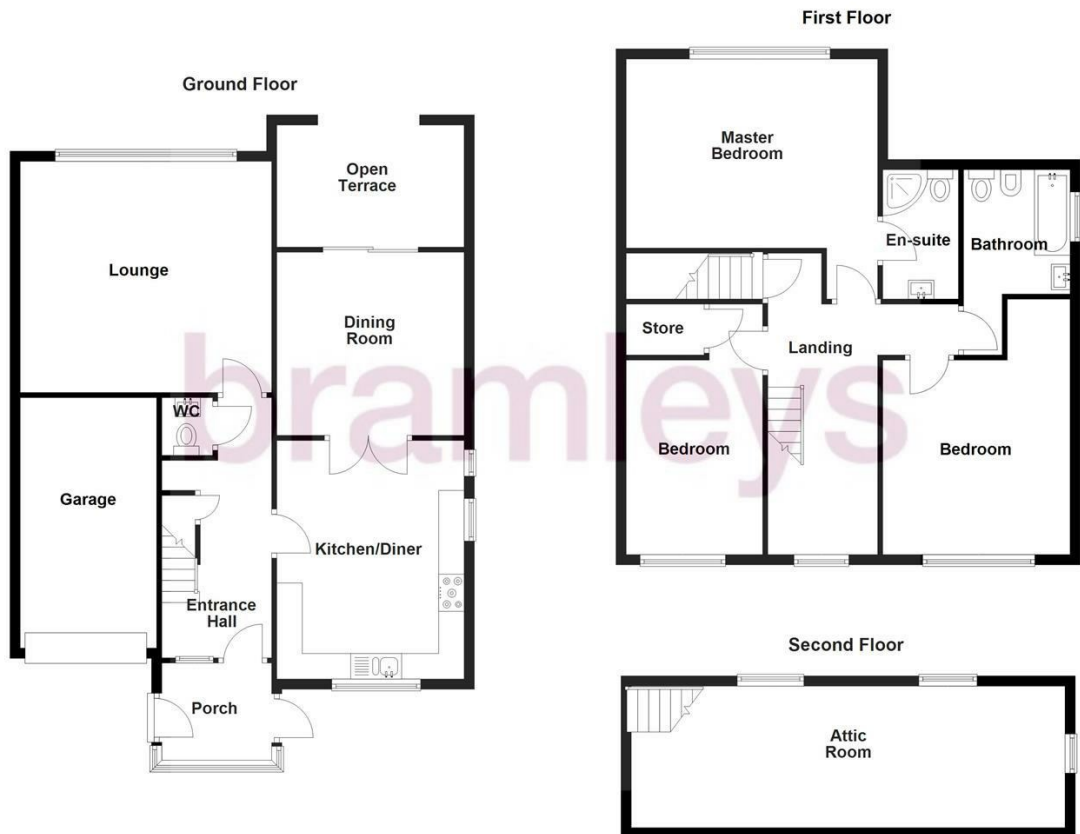
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

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

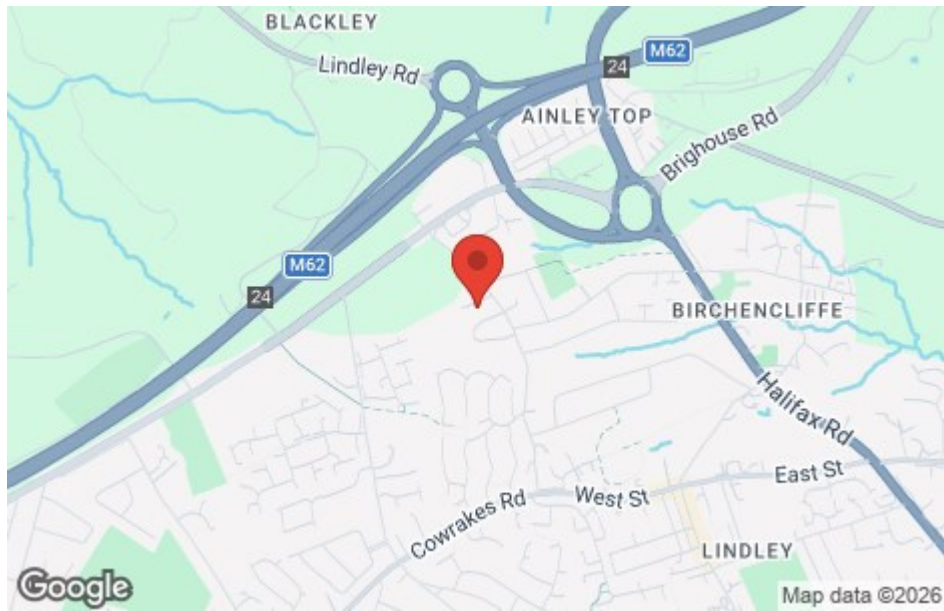






NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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:

- 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.
- 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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