



29 Springwood Hall Gardens, Huddersfield, HD1 4HA
Offers Over £475,000

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Situated in this popular and much sought after residential locality and situated off a private driveway, is this superb 4 bedroom, 3 bathroom, detached property. Having an open aspect to the rear, with far reaching views. The property is set on to a generous plot and would make an ideal purchase for those with a young and growing family.

With gas fired central heating and uPVC double glazing, the property is further enhanced by an integral double garage.

Located within 1/2 mile of Huddersfield town centre, close to the popular Greenhead college and a short walk from Greenhead Park.



GROUND FLOOR:

Enter the property through a composite entrance door with sealed unit double glazed panel.

Entrance Vestibule

With tiled flooring, central heating radiator and a further timber and glazed entrance door which leads into the main entrance hall.

Entrance Hall

Fitted with a central heating radiator and an access door to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and a pedestal wash basin. There is part tiling to the walls and a fully tiled floor.

Lounge

17'0" x 10'7" (5.18m x 3.23m)

Situated to the front of the property, having a

uPVC double glazed bay window, 2 central heating radiators, 2 wall light points, a gas and coal effect living flame fire set on to a marble effect hearth and backdrop with fire surround and mantel. An archway leads through to the dining room.

Dining Room

13'10" x 9'2" min / 10'10" max (4.22m x 2.79m min / 3.30m max)

Peacefully situated to the rear of the property with an open aspect. There is a central heating radiator, 2 wall light points and a uPVC double glazed window.

Dining Kitchen

17'0" x 11'7" (5.18m x 3.53m)

Having a range of matching wall and base units with laminated work surfaces and part tiled walls. There is concealed lighting to the wall units, fully tiled flooring, inset 1.5 bowl stainless steel sink with mixer taps and side drainer, plumbing for a dishwasher, 4 ring gas

hob with overhead extractor fan and light, and a split level double oven and grill.

Utility

8'9" x 4'9" (2.67m x 1.45m)

With base and wall units which complement the kitchen. There is tiled flooring, part tiled walls, plumbing for a washing machine, a central heating radiator and a 1.5 bowl stainless steel sink with mixer taps and side drainer. There is also a timber and glazed side entrance door.

Integral Double Garage

18'5" x 18'1" (5.61m x 5.51m)

With 2 separate up and over doors, power and light points, together with a rear access door.

FIRST FLOOR:

A spindlerail balustrade staircase rises to the first floor landing.

Landing

With built-in linen cupboard and access to:-

Master Bedroom

15'2" x 10'7" (4.62m x 3.23m)

Having a central heating radiator, uPVC double glazed window, built-in wardrobes with overhead store cupboards, matching bedside cupboards with corner display niches above, dressing table and drawer unit. An archway leads through to the walk-in dressing area.

Dressing Area

With 2 sets of built-in double wardrobes which provide hanging and shelving facilities, a central heating radiator and feature circular uPVC and double glazed window.

En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards beneath and a corner shower cubicle. There is also a uPVC double glazed window and chrome ladder style radiator.



Bedroom

16'2" x 8'3" (4.93m x 2.51m)

Peacefully situated to the rear of the property with superb far reaching views. This spacious double bedroom is fitted with a central heating radiator, uPVC double glazed window and built-in double wardrobes.

Bedroom

12'7" x 8'4" (3.84m x 2.54m)

Situated to the rear of the property, taking full advantage of the open aspect. There is a central heating radiator, built-in store cupboard and uPVC double glazed window.

Guest Bedroom

12'5" x 9'2" (3.78m x 2.79m)

Situated to the rear of the property with views towards Holme Moss. There is a uPVC double glazed window, central heating radiator, built-in double wardrobes and access to the en suite.

En suite Shower Room

Being fully tiled to both the walls and floor. This room is furnished with a 3 piece white suite comprising of a low flush WC, vanity wash basin with cupboards beneath and a corner shower cubicle. There is a uPVC double glazed window and chrome ladder style radiator.

Bathroom

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

OUTSIDE:

To the front of the property there is a block paved

driveway with parking for 5/6 vehicles and in turn leads to the integral double garage. The gardens to the front are predominantly lawned and to the rear of the property, there is a generous garden with flagged patio, lawned gardens which extend to the side of the property and borders of mature trees and bushes.

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.





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Floor 0



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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		70	74
		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

158.7 m²
1710 ft²

Reduced headroom

0.1 m²
1 ft²

(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.

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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:

- 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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