



7 Templar Drive, Almondbury, Huddersfield, HD5 8HS  
£365,000

**bramleys**

NO VENDOR CHAIN This chalet-style detached property offers four DOUBLE BEDROOMS (two upstairs two downstairs) together with a spacious 'L' shaped reception room with French doors to the garden, fitted kitchen, spacious entrance hall, ground floor shower room and master bedroom with en-suite shower room.

Set on a generous plot, the property benefits from a wide driveway that accommodates parking for multiple vehicles, alongside a detached garage for additional storage or workshop space. The outdoor area offers plenty of potential for gardening or outdoor activities, making it a wonderful space for children to play or for hosting summer gatherings.

Conveniently located and well placed for the centre of Almondbury, where you will find a variety of amenities together with sought after schools and public transport options. This accessibility makes it an excellent choice for families and commuters alike.



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a central heating radiator and under stair storage cupboard which houses the fuse box.

### Lounge/Dining Area

21'1" max x 18'1" max (6.43m max x 5.51m max)

This spacious L shaped reception room has a raised inset living flame gas fire, serving hatch into the kitchen, two central heating radiators, uPVC double glazed window to the side and French doors which open out onto the rear garden.

### Kitchen

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

Having a range of wall and base units with working surfaces over and sink unit, gas cooker point, space for a washing machine and dishwasher and space for a tall fridge freezer. There is a pantry which houses the Ideal central heating boiler, a uPVC double glazed window and external door.



### Shower Room

Having a three piece suite comprising shower enclosure, wc, pedestal wash hand basin, heated towel rail and a central heating radiator. There is also a uPVC double glazed window.

### Bedroom

12'1" x 10'4" (3.68m x 3.15m)

A double room with a central heating radiator and a uPVC double glazed window.

### Bedroom

10'4" x 9'10" (3.15m x 3.00m)

Another double room also with a central heating radiator and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

The landing has access to a large store room and gives access to the loft.



## Bedroom

13'11" x 10'5" (4.24m x 3.18m)

Having fitted four door robes, a central heating radiator plus an additional vertical wall mounted radiator and a built in wardrobe. This double room also has a uPVC double glazed window and access to an en-suite shower.

## En Suite Shower Room

Having a feature glass brick wall, wc, pedestal wash hand basin, shower enclosure, part tiled walls and a Velux window.

## Bedroom

12'2" x 10'7" (3.71m x 3.23m)

Another double room with a central heating radiator and a uPVC double glazed window.

## OUTSIDE:

A wide driveway to the side provides off road parking for a number of vehicles. There is a lawned garden to the front with planted borders and a further, good size garden to rear with lawn with stone flagged pathways, timber decked area and greenhouse. A great space for a growing family to entertain in the summer months.

## 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),

at the traffic lights in Aspley keep in the right hand lane and bear right onto Somerset Road. Proceed up Somerset Road taking a right hand turning onto Broadgate and the first right onto Templar Drive. The property will be found after a short distance on the left hand side.

## 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.

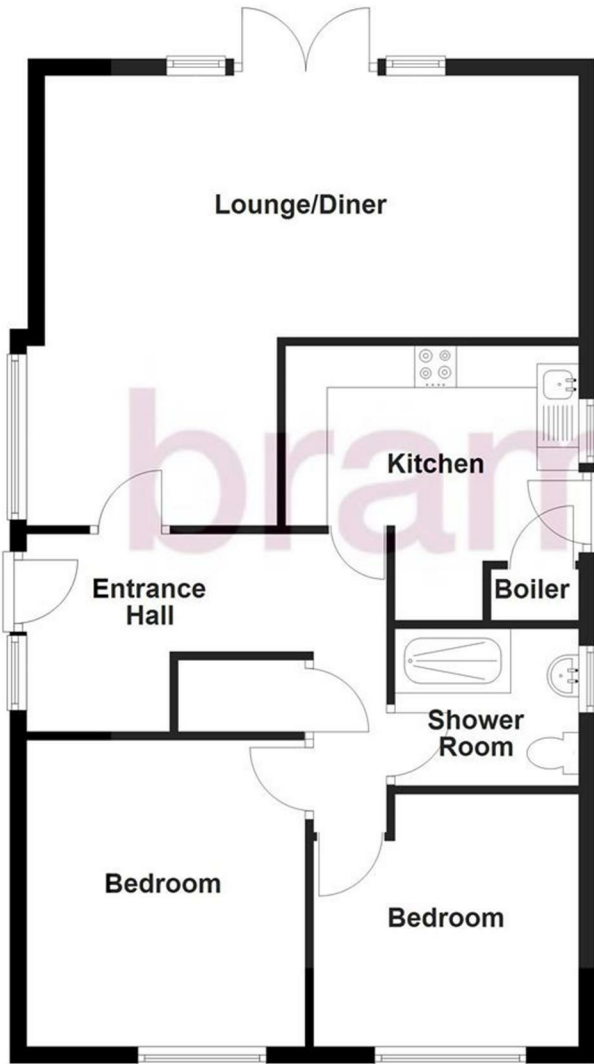
## VIEWINGS:

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

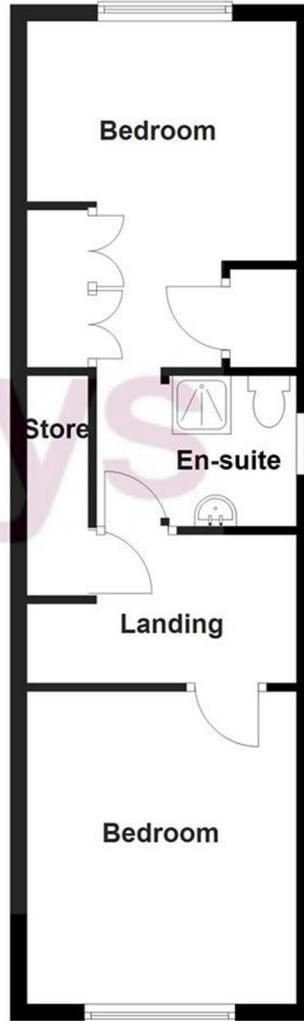




### Ground Floor



### First Floor

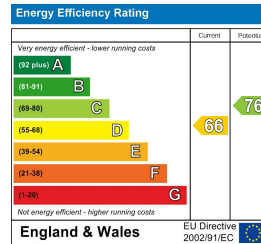


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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