



33 Town End, Almondbury, Huddersfield, HD5 8NP
£300,000

bramleys





Situated in the sought after village of Almondbury, this generously proportioned 4 bedroom, detached true bungalow offers an ideal home for growing families or those seeking spacious ground floor living.

Conveniently positioned for access to well regarded local schooling, it is also a short walk from local amenities and has good commuter links to Huddersfield town centre and the M62 motorway network.

Set back from the road, the property enjoys a private setting with well maintained gardens to both front and rear, which are enclosed by mature hedges.

A driveway to the side provides off road parking, alongside a detached garage for additional storage or vehicle space.

A rare opportunity to secure a versatile and well located bungalow, in a popular residential area.

Only by an internal viewing can one truly appreciate the space and potential on offer.

Energy Rating: D



GROUND FLOOR:

Enter the property via an external door into the entrance hall.

Entrance Hall

With useful storage cupboards, central heating radiator and door accessing the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin with vanity unit beneath. There is also a central heating radiator, tiled splashbacks and a uPVC double glazed window to the front elevation.

Lounge/Dining Area

21'10" x 14'8" (6.65m x 4.47m)

Fitted with 2 central heating radiators, twin uPVC double glazed windows to the front elevation, a set of uPVC double glazed patio doors to the rear elevation and a coal effect fire which is set into a decorative mantel and surround.

Kitchen

14'10" x 7'11" (4.52m x 2.41m)

A modern kitchen which is fitted with a range of wall, drawer and base units, laminate work surfaces and a stainless steel 1.5 bowl sink and drainer unit. There is tiling to the full ceiling height, a central heating radiator and uPVC double glazed window to the rear elevation. A door also provides access to a rear porch. Integral appliances include a 4 ring induction hob with extractor hood above, dishwasher, microwave and oven.

Rear Porch

5'9" x 8'2" (1.75m x 2.49m)

With uPVC double glazed windows and a uPVC double glazed door which gives access to the rear garden.

Dining room

12'0" max x 14'11" (3.66m max x 4.55m)

Having a central heating radiator and uPVC double glazed, sliding doors giving access to the rear elevation.

Inner hallway

With access to the bedrooms and bathroom accommodation.

Bathroom

Comprising of a 3 piece white suite incorporating panelled bath with showerhead attachment, wash hand basin and a low flush WC. There are tiled splashbacks, a towel rail and a uPVC window to the rear elevation.

Bedroom

11'7" x 11'11" (3.53m x 3.63m)

With central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

5'11" x 11'10" (1.80m x 3.61m)

With central heating radiator and a uPVC double glazed window to the side elevation.

Bedroom

11'10" x 11'11" (3.61m x 3.63m)

With central heating radiator and a uPVC double glazed window to the front elevation.



Bedroom

11'11" x 15'0" (3.63m x 4.57m)

Having a central heating radiator and uPVC double glazed window to the front elevation.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and walk-in shower with showerhead attachment. There are part tiled walls, a uPVC double glazed window to the front elevation and a central heating radiator.

OUTSIDE:

To the front of the property there is a flagged pathway which gives access to the front door and has lawned garden with mature hedgerow borders. To the side there is a driveway which provides off-road parking and in turn leads to the detached garage. To the rear of the property there is a flagged patio area which is ideal for al-fresco dining. Steps then lead down to lawned gardens with mature shrub borders.

Garage

With an up and over door, window to the side and an external door which gives access to the rear garden.

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) heading towards Moldgreen and taking a right turn onto Almondbury Bank and once it becomes Town End, the property can be found identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

D

MORTGAGES:

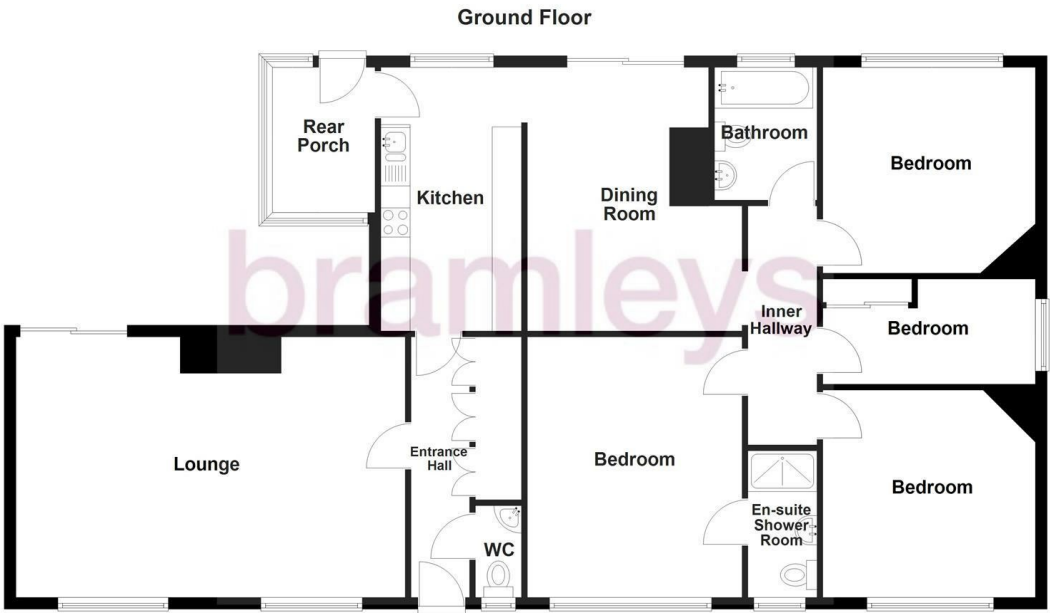
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.

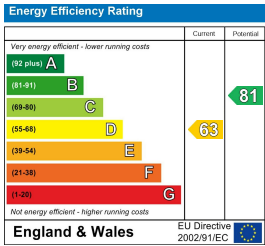


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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