



41 Stafford Hill Lane, Kirkheaton, Huddersfield, HD5 0EG

£325,000

bramleys

****SUPERB GARDEN PLOT****

This detached 3 DOUBLE BEDROOM dormer bungalow must be viewed to appreciate the extensive private gardens and sought after semi rural location. Being offered with no vendor chain and vacant possession. Although requiring refurbishment the property presents a fantastic opportunity for the new owner to adapt and transform to their own taste and style. The outdoor space is a particular feature with the rear garden stretching to approximately 100 feet in length. The accommodation has lots of built in storage and comprises to the ground floor: a large front entrance porch, utility room, inner entrance hall with large store cupboard, kitchen which can accommodate a small dining table if required, spacious lounge, two double bedrooms and shower room. At first floor there is a spacious landing that could serve as a study area, access to a large eaves store cupboard and a third double bedroom.

Energy Rating: D



GROUND FLOOR:

Entrance Porch

Having a glazed entrance door and window to the front. The porch gives access to the utility room.

Utility Room

7'1" x 5'0" (2.16m x 1.52m)

Housing the central heating boiler and providing storage space.

Entrance Hall

The entrance hall has an open staircase rising to the first floor, a large built in storage cupboard and doors accessing the living space.

Kitchen

8'0" x 10'7" (2.44m x 3.23m)

Having a range of wall and base units with working surfaces over with inset sink unit, there is space for a tall fridge freezer, gas cooker point and space and plumbing for a washing machine. There is a central heating radiator, two uPVC double glazed windows one of which enjoys distant views. The kitchen can accommodate a small table if required.

Lounge

15'4" x 11'4" (4.67m x 3.45m)

The lounge has a fireplace with gas fire, 2 central heating radiators and a uPVC double glazed window to the front elevation which lets in plenty of natural light..

Shower Room

Having tiling to the walls and three piece suite comprising shower enclosure, wc, pedestal wash hand basin and a uPVC double glazed window.

Bedroom

17'1" x 10'0" (5.21m x 3.05m)

This spacious double bedroom is situated to the rear and has a central heating radiator, uPVC double glazed window overlooking the rear garden and fitted robes and drawers to one wall.

Bedroom

9'9" x 9'4" (2.97m x 2.84m)

Another spacious double bedroom with a central heating radiator and two uPVC double glazed windows to side and rear elevations.

FIRST FLOOR:

Landing/Study Area

10'5" x 5'3" (3.05m x 1.52m)

The landing area makes a useful study area if required. There is fitted shelving, a window and access to a large eaves storage room which measures 10'5 x 2'9.

Attic Bedroom

15'10" x 10'7" (4.83m x 3.23m)

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

OUTSIDE:

The private front garden is well maintained

and screened from the roadside by hedging. There is a lawn and an area to sit and enjoy the distant views. A paved driveway provides parking. The beautiful rear garden will surely impress a keen gardener, featuring a lawn spanning approximately 100ft in length. There are sheds, greenhouse and summer house, ensuring no shortage of storage options. There is hedging on the perimeter which provides privacy and gravelled planted flowerbeds. To the rear of the plot are raised planters, ideal for a vegetable garden. A garage to the side provides useful storage.

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) passing through the traffic lights at Aspley, Moldgreen, and Dalton. Continue along the main road to the traffic lights at Waterloo. Take the left hand lane and at the lights turn left into Waterloo Road following it to its conclusion. At the mini roundabout turn right towards Kirkheaton, pass over the next mini roundabout and then after approximately 200 yards, take the right hand fork as the road bears left to Lane Side and after approximately 200 yards turn left into Stafford Hill Lane where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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:

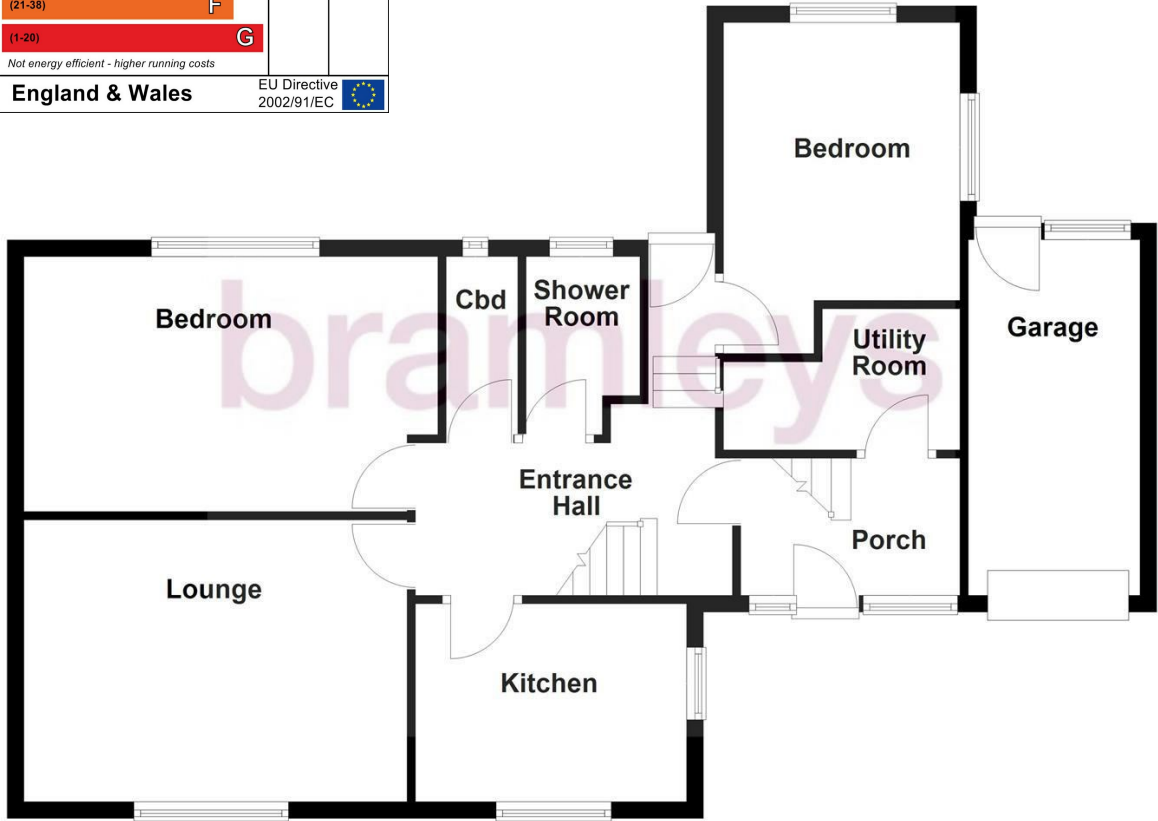
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground 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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