



5 Westwood Avenue, Honley, Holmfirth, HD9 6QS
Offers Over £450,000

bramleys

This stone fronted 5 bedroom detached dormer bungalow is situated at the head of a peaceful cul-de-sac in a highly desirable location on the outskirts of Honley. Enjoying superb far reaching views to the front and a rural aspect to the rear, the property is within walking distance of both the local high school & train station. Providing flexible accommodation comprising of – entrance hall, lounge, dining room, kitchen, walk in pantry, utility, ground floor bedroom and bathroom to the ground floor, with 4 bedrooms and shower room to the first floor. The property also benefits from a large plot with wrap-around garden in addition to an attached double length garage & shed. Only by personal inspection can one truly appreciate the size, quality and position of this outstanding property.

Energy Rating: D





GROUND FLOOR:

Enter the property via a uPVC wood grain effect entrance door into:-

Entrance Hall

Where there is Karndean flooring, a central heating radiator, a built-in under stair store cupboard and ceiling coving.

Lounge

15'0" x 13'6" (4.57m x 4.11m)

Situated to the front of the property and benefitting from an outstanding far reaching view a full width uPVC double glazed window, 3 wall light points, ceiling coving, a central heating radiator and multi-fuel stove.

Bedroom 5

12'2" x 8'10" (3.71m x 2.69m)

Situated to the front of the property and fitted with a central heating radiator and uPVC double glazed window.

Dining Room

12'2" x 11'5" (3.71m x 3.48m)

Peacefully situated to the rear of the property and fitted with uPVC double glazed sliding patio doors leading directly onto the rear garden. There is also a central heating radiator, ceiling coving and wall mounted electric/log effect fire.

Kitchen

13'1" x 8'2" (3.99m x 2.49m)

Comprising a range of matching modern floor and wall units with granite working surfaces and upstands together with a 1.5 bowl stainless steel sink unit with mixer taps and side drainer. There is a wealth of integrated appliances including 5 ring gas hob with overhead extractor fan and light, split level oven and grill, microwave, fridge and dishwasher. There is also a uPVC double glazed window, a walk-in pantry cupboard with uPVC double glazed window and a timber and glazed access door leading to the utility.

Utility

8'10" x 8'3" (2.69m x 2.51m)

Fitted with a range of matching floor and wall units with laminated working surfaces, an inset stainless steel sink unit with side drainer, plumbing for a washing machine, a central heating radiator, uPVC double glazed windows to side and rear elevations together with a uPVC double glazed access door.

Bathroom

Fully tiled to the walls and floor and furnished with a 3 piece suite comprising concealed flush WC, vanity wash basin with cupboards beneath and tiled panelled bath with central mixer taps and overhead shower and retractable shower screen. There is also a chrome ladder style central heating radiator/towel rail and a uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom 1

12'0" x 13'8" (3.66m x 4.17m)

Situated to the front of the property with outstanding far reaching views via the uPVC double glazed window and being fitted with a central heating radiator, fitted 4 door wardrobes with hanging and shelving facilities, overhead store cupboards and bedside drawer units.

Bedroom 2

16'5" x 6'4" (5.00m x 1.93m)

Peacefully situated to the rear of the property with a rural outlook via 2 uPVC double glazed windows and having a central heating radiator and wood effect laminate flooring.

Bedroom 3

12'0" x 9'0" (3.66m x 2.74m)

Situated to the front of the property with superb far reaching views via the uPVC double glazed window and central heating radiator.

Bedroom 4

10'4" x 6'4" (3.15m x 1.93m)

Situated to the rear of the property and fitted with a central heating radiator and uPVC double glazed window.

Shower Room

Furnished with a 3 piece white suite comprising low flush toilet, vanity wash bowl with chrome mixer taps and a shower cubicle. There is also a chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

To the rear, there is a full width flagged patio/seating area with adjacent rockery and flowerbeds as well as shaped lawns with mature borders made up of shrubs, bushes and trees.

To the front, there is a concrete driveway leading to the attached double garage together with shaped lawned gardens with flowerbed borders. To the side, there is a flagged hard standing with garden shed.

Garage

28'6" x 10'0" (8.69m x 3.05m)

A spacious tandem double garage with up and over door and power and light points.

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 Chapel Hill (A616) heading towards Lockwood. At the traffic lights, turn left onto Bridge Street which then becomes Woodhead Road. Continue along Woodhead Road as it passes through Berry Brow and on towards Honley traffic lights. When approaching the traffic lights, go into the left hand lane onto New Mill Road and take the second left onto Gynn Lane. Follow this road around as it becomes Hall Ing Road and take a right turn onto Westwood Avenue where the property can be found at the head of the cul-de-sac clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band E

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.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		EU Directive 2002/91/EC

Approximate total area⁽¹⁾

146.8 m²
1579 ft²

Reduced headroom
0.3 m²
3 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: 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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