40 Arkenley Lane, Almondbury, Huddersfield, HD4 6SQ

£480,000

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This superb stone built, detached property is situated in this highly desirable area of the Woodsome valley. Situated on Arkenley Lane, in this semi-rural setting is this 3 bedroom, detached property.

Having potential for further extension (STPP), the property provides an ideal opportunity for those wishing to create a bespoke home in this rural setting.

With spacious living accommodation comprising of:- entrance hall, lounge, sitting room, breakfast kitchen, rear porch, first floor landing, 3 double bedrooms and family bathroom. The property would make an ideal family home, with good access to local rural walks, whilst only being approximately a 10 minute drive from Huddersfield town centre.

The property must be viewed to truly appreciate the size, position and potential of this outstanding family home.

BOSCH

GROUND FLOOR:

Enter the property via a covered entrance porch, which has a timber entrance door with leaded and stained glass panels.

Entrance Hall

With a central heating radiator.

Lounge

23'5" x 11'6" (7.14m x 3.51m)

A most spacious reception room, fitted with a sealed unit double glazed bay window to the front. This room also has further windows to the side and rear, together with 2 central heating radiators, 4 wall light points, and an open fireplace with tiled surround and mantel.

Sitting Room

16'2" x 11'1" (4.93m x 3.38m)

Situated to the front of the property, fitted with a sealed unit double glazed bay window which provides superb far reaching views across Woodsome valley. There are 2 central heating radiators, open fireplace with marble surround and mantel, 4 wall light points, and a sealed unit double glazed gable window.

Breakfast Kitchen

15'2" x 9'10" (4.62m x 3.00m)

Fitted with a range of matching wall and base units, laminated work surfaces, part tiled walls and concealed lighting to the wall units. There are a range of integrated appliances including a 4 ring AEG electric hob with overhead extractor fan and light, split level oven and grill, integral dishwasher, plumbing for a washing machine, sealed unit double glazed window to the rear and a uPVC double glazed window to the gable. There is also a central heating radiator and access to the rear entrance porch.

Rear Entrance Porch

With a timber and glazed external door.

FIRST FLOOR:

Landing

With a sealed unit double glazed window and access to a walk-in store cupboard.

Bedroom

15'3" x 10'4" max (4.65m x 3.15m max)

Situated to the rear of the property, having a sealed unit double glazed window, built-in wardrobes with hanging and shelving facilities, and an inset wash bowl.

Bedroom

14'1" x 11'9" (4.29m x 3.58m)

A spacious double bedroom, with sealed unit double glazed windows to both front and side, built-in wardrobes with dressing table and drawer units, and a central heating radiator.

Bedroom

13'10" x 11'5" (4.22m x 3.48m)

With sealed unit double glazed windows to the front and side elevations which provide superb views. There is a central heating radiator, built-in 4 door wardrobes with hanging and shelving facilities, dressing table and drawer units.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, ceramic wash bowl with chrome mixer taps and cupboards beneath, and a double width walk-in shower cubicle with rainwater shower head and additional hose. There is a wall mounted electric heater, chrome ladder style radiator and sealed unit double glazed window.

OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking for 2/3 vehicles which lead to a detached stone built tandem garage. As well as a covered entrance porch, flagged patio, lawned gardens and stunning views across Woodsome valley. There are further lawned gardens to the rear.

Tandem Garage

28'6" x 9'7" (8.69m x 2.92m)

Having retractable doors, power points and light.

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:

E

MORTGAGES:

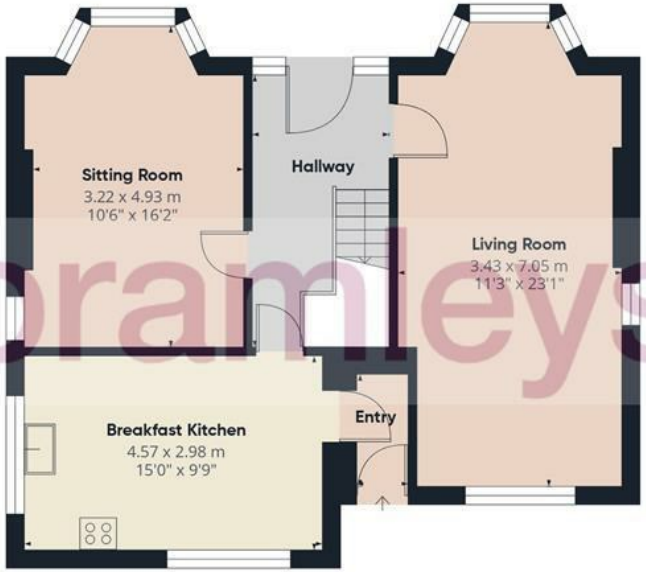
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

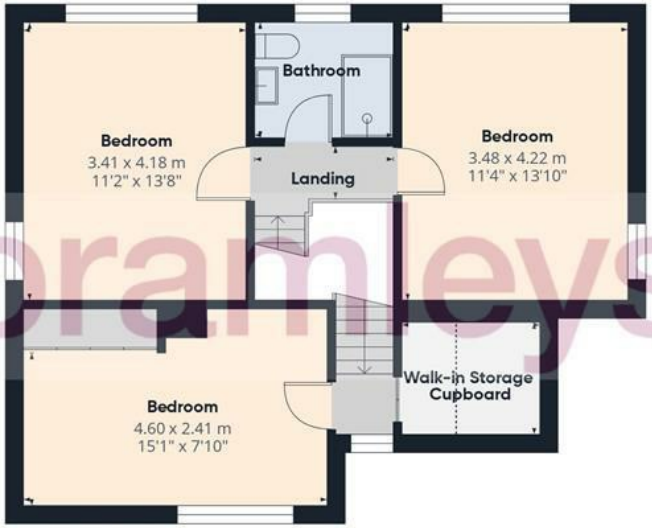
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

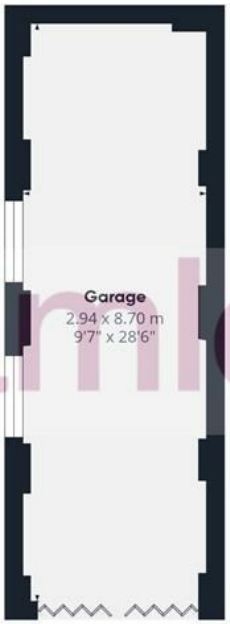
141.3 m²

1521 ft²

Reduced headroom

2.1 m²

23 ft²



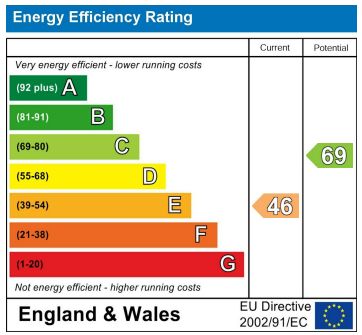
Floor 0 Building 2

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



(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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