



15 Dingley Road, Huddersfield, HD3 3AY
£550,000

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This superb 4 bedroom detached dormer bungalow sits on a generous plot in this much sought after and highly desirable residential area of Edgerton.

Boasting 4 bedrooms, with en suites to three of them - the property benefits from versatile accommodation. Two of the bedrooms are on the ground floor, ideally suiting those looking towards retirement or a growing family.

Situated approximately 1 mile from Huddersfield town centre and a similar distance to J.24 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

With sealed unit double glazing, gas fired central heating and a detached double garage, the property would make an ideal purchase for those seeking a spacious home and only by a personal inspection can one truly appreciate the size, quality and outstanding position of this family home.





GROUND FLOOR:

Entrance Hall

Living Room

20'1" x 12'9" (6.12m x 3.89m)

A spacious living room, situated to the rear of the property. Having sealed unit double glazed windows and French doors which lead directly into the rear gardens. There are 2 central heating radiators, heavy ceiling coving, a feature fire surround and mantel which houses the gas and pebble effect living flame fire.

Dining Room

14'0" x 11'1" (4.27m x 3.38m)

With sealed unit double glazed windows to both front and side, ceiling coving and a central heating radiator.

Dining Kitchen

20'6" max x 15'3" max (6.25m max x 4.65m max)

A most spacious dining kitchen which has a range of modern wall and base units with granite work surfaces and tiled splashbacks. There is a Rangemaster with 5 ring gas hob, inbuilt oven and grill, overhead extractor fan and light, integral microwave, fridge, freezer and dishwasher. There is a twin bowl ceramic sink unit with mixer taps and side drainer, feature exposed and stained floor boarding, sealed unit double glazed windows to the side and French doors leading directly into the rear gardens. There is decorative ceiling coving, low voltage lighting and 3 central heating radiators.

Utility Room

9'10" x 5'8" (3.00m x 1.73m)

With wall and base units which match the kitchen. There is part tiling to the walls, a fully tiled floor, plumbing for a washing machine, central heating radiator and a timber and glazed side access door.

Master Bedroom

16'6" x 13'0" max (5.03m x 3.96m max)

With a range of fitted furniture comprising of 6 door wardrobes with hanging and shelving facilities, matching drawer units, central heating radiator, ceiling coving and a sealed unit double glazed window. An access leads to the en suite.

En suite

With a tiled floor and 3 piece suite comprising of a concealed flush WC, vanity wash bowl with chrome mixer taps, and double width walk-in shower cubicle with rainwater head and additional hose. There is a sealed unit double glazed window, chrome ladder style central heating radiator and tiled floor with underfloor heating.

Bedroom

10'0" x 9'0" (3.05m x 2.74m)

Situated to the front of the property, having a central heating radiator and sealed unit double glazed window.

Bathroom

With part tiled walls and furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin with chrome mixer taps, Whirlpool bath with overhead shower and shower screen. There is a combination central heating radiator/towel rail, sealed unit double glazed window, built-in linen cupboards and sunken low voltage lighting.

FIRST FLOOR:

A spindle rail balustrade staircase rises to the first floor landing.

Bedroom

16'5" max x 13'0" max (5.00m max x 3.96m max)

A spacious double bedroom which has a central heating radiator, sealed unit double glazed window to the front, access doors into the eaves storage, centre knee hole dressing table with drawer units to either side and additional separate bank of drawer units. A door gives access to the en suite.

Please note, there is partial restricted roof height.

En suite Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and fully tiled corner shower cubicle. There is also a sealed unit double glazed window and chrome ladder style radiator.

Bedroom

13'11" x 16'5" max (4.24m x 5.00m max)

Having a range of fitted furniture including built-in double wardrobes, adjacent drawer units and cupboards, eaves access, a central heating radiator and a sealed unit double glazed window. A door gives access to the en suite.

Please note, there is partial restricted roof height.

En suite Shower Room

With a 3 piece white suite comprising of a low flush WC, pedestal wash basin and shower cubicle. There is also a sealed unit double glazed window and chrome ladder style radiator.

OUTSIDE:

The property is accessed via a tarmacadam driveway and parking apron which in turn gives access to the front gardens which are low maintenance, with pebbled area and surrounding mature borders of evergreens. The driveway continues to the rear of the property, where there is a detached garage. The rear garden is particularly spacious with Yorkshire stone flagged patio seating area, feature twin pillars with lighting above, lawned gardens with mature borders of flowers, shrubs, bushes and evergreens.

Garage

With up and over door, and power/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 New North Road towards Halifax, passing straight through the traffic lights at the junction with Blacker Road. Continue along the main road which automatically becomes Edgerton Road and then Halifax Road. After a short distance take a left

hand turning into Thornhill Road where Dingley Road can be found on your right hand side.

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.

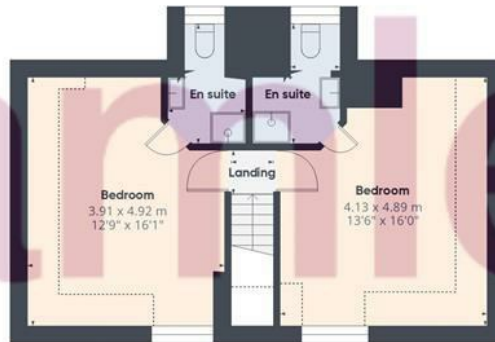








Floor 0



Floor 1



Approximate total area⁽¹⁾

160 m²

1722 ft²

Reduced headroom

9.5 m²

102 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.

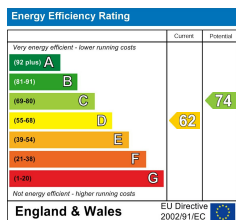
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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