



5 Rosemeade Court, Almondbury, HD5 8FA  
£270,000

bramleys





## NO.5 ROSEMEADE COURT

Built by reputable Erris Holmes in 2020, this Ripley style semi detached property is being re-offered to the market. Boasting an en suite to the master bedroom, together with a spacious open plan living/dining kitchen promoting modern living. With accommodation spanning three floors, the property benefits from an integral garage, off road parking to the front and garden to the rear. Situated in the popular village of Almondbury which is ideal for access to Huddersfield town centre, this home is particularly suited to the growing family. With accommodation briefly comprising of:- an entrance hall, cloakroom/WC, bedroom 4 and utility room. To the first floor is the open plan living dining kitchen. To the second floor are three bedrooms, one with en suite and a bathroom. Book your early internal inspection to avoid disappointment. Energy Rating: B

#### GROUND FLOOR:

Accessed via a double glazed door in to the entrance hall.

##### Entrance Hall

Having a central heating radiator and stairs elevating to the first floor complimented by a spindle balustrade and useful under stair store cupboard.

##### Utility Room

**6'1" x 7'10" (1.85 x 2.39)**

Fitted with a range of base units with concrete effect laminate roll top work surfaces, matching upstands and an inset stainless steel sink with drainer and monobloc mixer tap. Having plumbing for an automated washing machine, an extractor fan and central heating radiator.

##### Bedroom 4

**9'1" x 7'10" (2.77 x 2.39)**

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

##### WC

Fitted with a two piece suite comprising of a low flush toilet, vanity unit incorporating underlying cupboard storage space with an inset basin and monobloc mixer tap, tiled splash backs, a central heating radiator and uPVC double glazed window to the side elevation.

##### Garage

**16'2" x 9'0" (4.93 x 2.74)**

With an up and over door, uPVC double glazed window to the side elevation and the central heating boiler is located here. Having direct access from the entrance hall.

#### FIRST FLOOR:

With stairs elevating to the second floor.

##### Landing

##### Living Dining Kitchen

A superb open plan living dining kitchen comprises of:-

##### Kitchen

**15'9" x 8'1" (4.80 x 2.46)**

Fitted with a range of shaker style wall, drawer and base units with concrete effect laminate roll top work surfaces, matching upstands and an inset 1½ pan stainless steel sink with drainer and monobloc mixer tap. Integral appliances include a dishwasher, fridge-freezer, eye level electric double oven, five ring gas hob and over head extractor hood. Having uPVC double glazed French doors leading out to the rear garden accompanied by a uPVC double glazed window.

##### Living Dining Area

**20'3" x 8'8" + 8'3" x 6'10" (6.17 x 2.64 + 2.51 x 2.08)**

This L shaped room is open to the kitchen and benefits from dual aspect uPVC double glazed windows and two central heating radiators.

#### SECOND FLOOR:

##### Landing.







**OUTSIDE:**

To the front of the property there is a driveway providing off road parking. To the rear there are double French doors leading out from the kitchen to a patio area with a raised tier which is framed in timber fencing.

**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 (A642), Proceed through the traffic lights at Aspley and Moldgreen. At the traffic lights in Dalton turn right into Greenhead Lane which then becomes Bank End Lane.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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.

**Master Bedroom**

12'1" max x 10'8" max (3.68 max x 3.25 max)

A wonderfully bright master bedroom that enjoys far reaching views across the front elevation by a uPVC double glazed window and having a central heating radiator.

**En Suite**

Fitted with a three piece suite comprising of a low flush toilet, vanity unit incorporating underlying cupboard storage space with an inset basin and monobloc mixer tap and shower cubicle with rainwater head and hand shower attachment. Having a tiled floor and part tiled wall, heated towel rail and a uPVC double glazed window to the front elevation.

**Bathroom**

Fitted with a three piece suite comprising of a low flush toilet, vanity unit incorporating underlying drawer storage with an inset basin and monobloc mixer tap and panelled bath with over head hand shower attachment and adjacent glass shower screen. Having a heated towel rail, tiled floor and part tiled walls with a uPVC double glazed window to the side elevation.

**Bedroom 2**

7'8" x 10'0" (2.34 x 3.05)

Having a uPVC double glazed window overlooking the rear garden and central heating radiator.

**Bedroom 3**

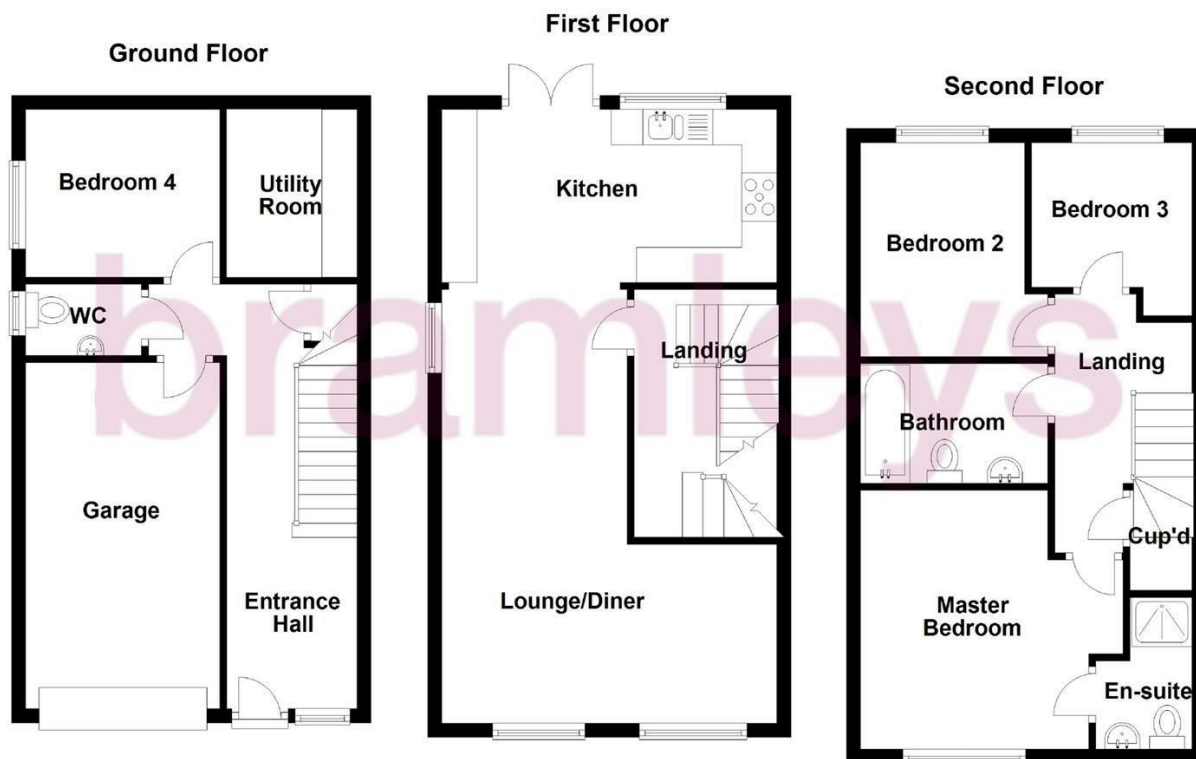
7'7" x 6'9" (2.31 x 2.06)

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

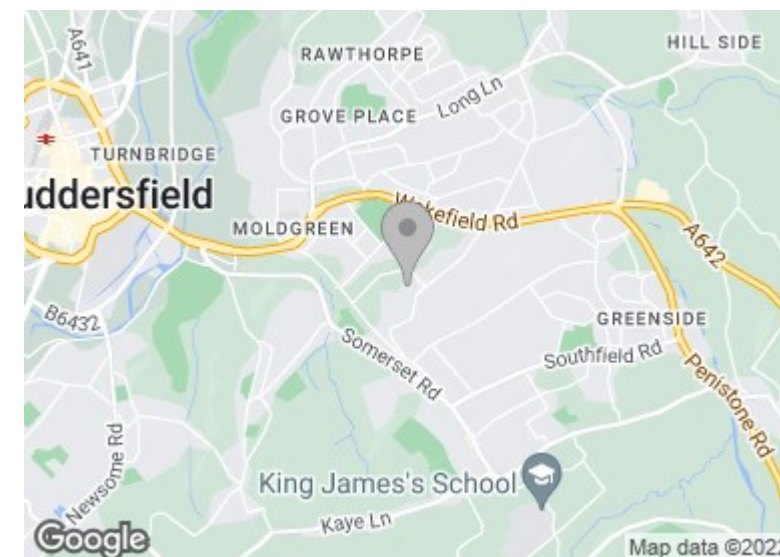
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

