



1 Norton Terrace, Stocksmoor, Huddersfield, HD4 6XJ
Reduced To £385,000

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This deceptively spacious stone built, 3/4 bedroom semi-detached property has been substantially extended from its original form, by way of a two storey side extension and additional ground floor to the rear, now providing accommodation extending to approximately 1,800sqft. The property would make an ideal purchase for those with a young and growing family, or those desiring the rural lifestyle. Being further enhanced by a stone built detached garage with seating area above, the property also gardens to 3 sides and a wooded rear outlook.

Located in Stocksmoor, approximately 8 miles from Huddersfield town centre. The property is conveniently positioned for access to the railway station which has direct links to both Sheffield and Huddersfield.

Energy Rating: C





GROUND FLOOR:

Enter the property through an external door into the entrance porch.

Entrance Porch

With uPVC wood grain effect windows and Yorkshire stone flagged flooring. A further timber and glazed door gives access to the entrance hall.

Entrance Hall

With oak flooring and a central heating radiator.

Cloakroom/WC

Furnished with a concealed flush WC, vanity wash bowl with chrome mixer taps, a central heating radiator and uPVC wood grain effect, double glazed window. There is also a 3 door cloaks cupboard.

Lounge

17'0" x 14'0" (5.18m x 4.27m)

A most spacious living room which is fitted with a gas and log effect, living flame fire which has a glazed screen, together with limestone fire surround and mantel. There are uPVC wood grain effect, double glazed windows to the gable and 2 central heating radiators. Timber and glazed, bevel edged doors give access to the sun lounge.

Sun Lounge

13'8" x 7'0" (4.17m x 2.13m)

Peacefully situated to the rear of the property, having a wooded rear aspect, gable windows, 2 wall light points, a central heating radiator, additional Velux window and a set of uPVC double glazed sliding patio doors lead out to the rear gardens.

Dining Kitchen

18'2" max x 17'10" (5.54m max x 5.44m)

This most spacious, L-shaped dining kitchen is fitted with a range of matching, modern wall and base units with laminate work surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, split level oven and grill, plumbing for a dishwasher, 1.5 bowl Asterite sink with mixer taps and side drainer, contemporary wave effect vertical central heating radiator and a wood grain, uPVC window to the rear. There is also a tiled floor, Velux window, exposed beams and understairs store cupboard.

Utility Room

6'9" x 5'10" (2.06m x 1.78m)

With base units, inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, tiled floor and a uPVC double glazed, rear access door.

Dining Room

13'4" x 14'10" (4.06m x 4.52m)

Situated to the front of the property, having a central heating radiator and a uPVC wood grain effect, double glazed window. There is also a recessed fireplace with tiled hearth.

FIRST FLOOR:

Landing

With spindlerail balustrade.

Master Bedroom

17'4" x 14'2" (5.28m x 4.32m)

A most spacious master bedroom which is fitted with a bank of 7 door wardrobes which provide hanging and shelving facilities, matching bedside cupboards and drawer units, uPVC double glazed windows to both side and rear, together with a central heating radiator.

En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is furnished with a 4 piece suite comprising of a low flush WC, bidet, pedestal wash basin and Whirlpool bath with overhead shower and retractable shower screen. There is a ladder style radiator, 2 uPVC double glazed windows and a central heating radiator.

Bedroom 2

13'10" x 10'5" (4.22m x 3.18m)

With fitted 3 door wardrobes which provide hanging and shelving facilities. There is a central heating radiator, uPVC double glazed window and 2 wall light points.

Bedroom 3

10'4" x 9'7" (3.15m x 2.92m)

Peacefully situated to the rear of the property, having a uPVC double glazed window, central heating radiator and bedhead wall light point.

Study/Bedroom 4

10'2" x 7'5" (3.10m x 2.26m)

This L-shaped room is fitted with a uPVC double glazed window, bulk-head storage cupboard and a central heating radiator. At the present time, this room is open plan to the landing. However, could create a separate bedroom with the installation of a bedroom door.

Shower Room

Being fully tiled to both the walls and floor. The shower room is furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards beneath and a fully tiled corner shower cubicle. There is a uPVC double glazed window and ladder style radiator.

OUTSIDE:

To the front of the property a block paved driveway provides off road parking and in turn leads to the parking apron, turning head and detached stone built garage. The adjacent gardens are predominantly lawned with mature flowerbed borders, steps rise to the side of the property which has Yorkshire stone flagging leading in to the rear gardens and the garage roof has Yorkshire stone flagging which provides a useful, additional outdoor seating area. To the rear there is a Yorkshire stone flagged seating area which runs the full width of the property, with stone water feature and the lower tier provides an area for flowers or a small vegetable patch.

Garage

17'9" x 11'7" (5.41m x 3.53m)

A double skin, detached garage with concrete roof. Being fitted with a remote controlled up and over door, private side access door and uPVC double glazed windows. There are also 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 Wakefield Road (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo take the right hand lane into Penistone Road. Continue along the main road, proceeding through the traffic lights at

Highburton and passing the turning for Kirkburton. Take the right hand turning sign posted Stocksmoor, passing the Woodman PH and proceed over the bridge and up the hill into Stocksmoor. Continue along this road for approximately 1 mile and Norton Terrace can be found on the right hand side. The property will be found immediately on the right hand side, identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

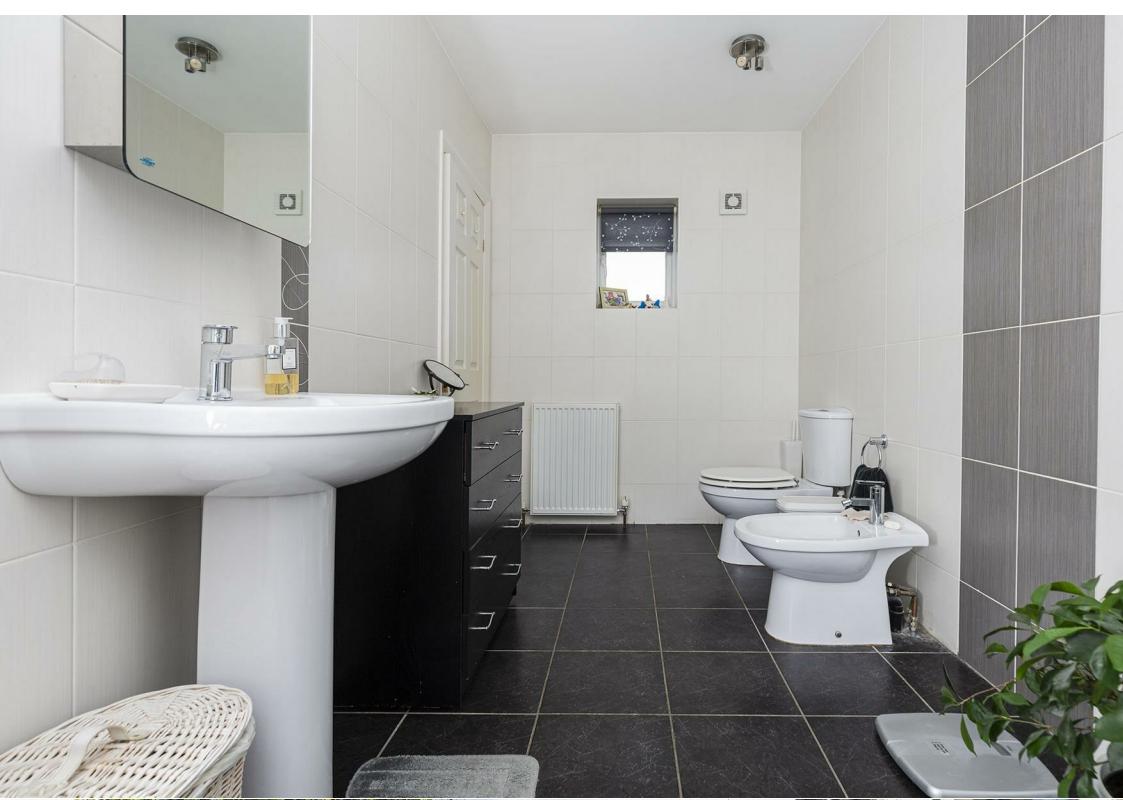
C - Please note however that this is due to reassessed on sale of the property.

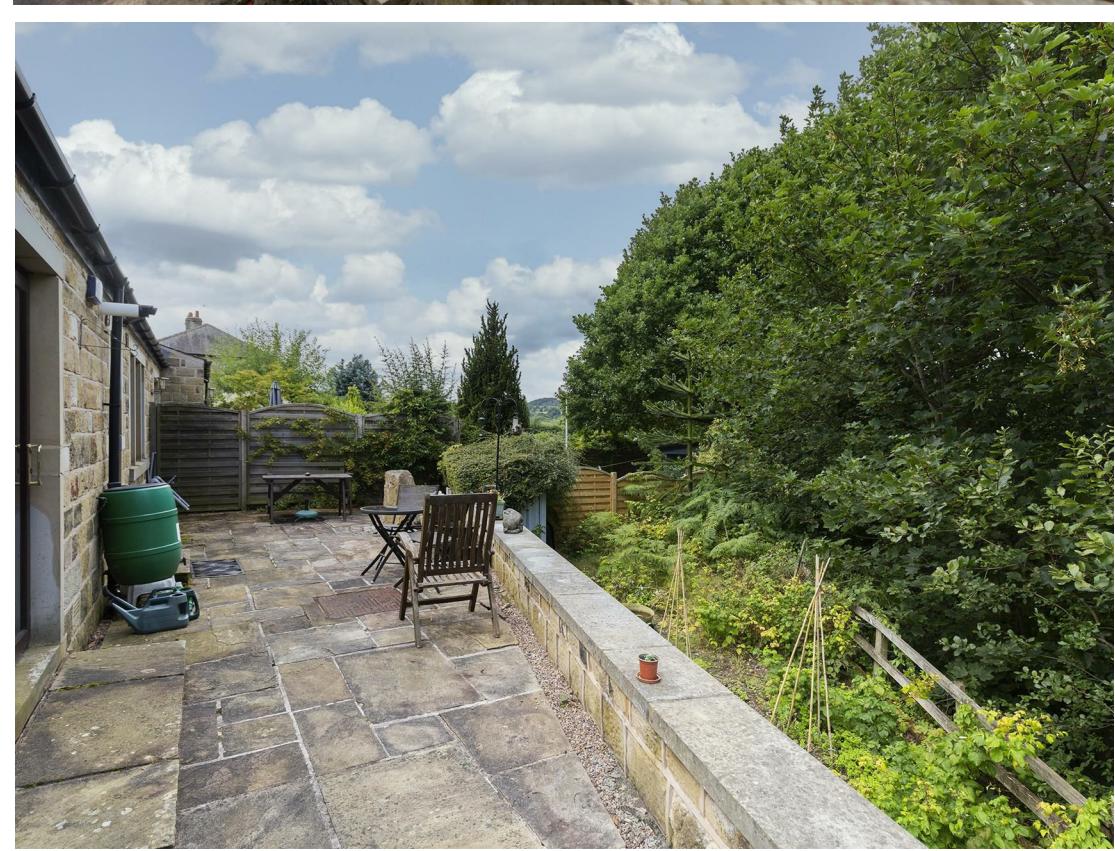
MORTGAGES:

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



Floor 1

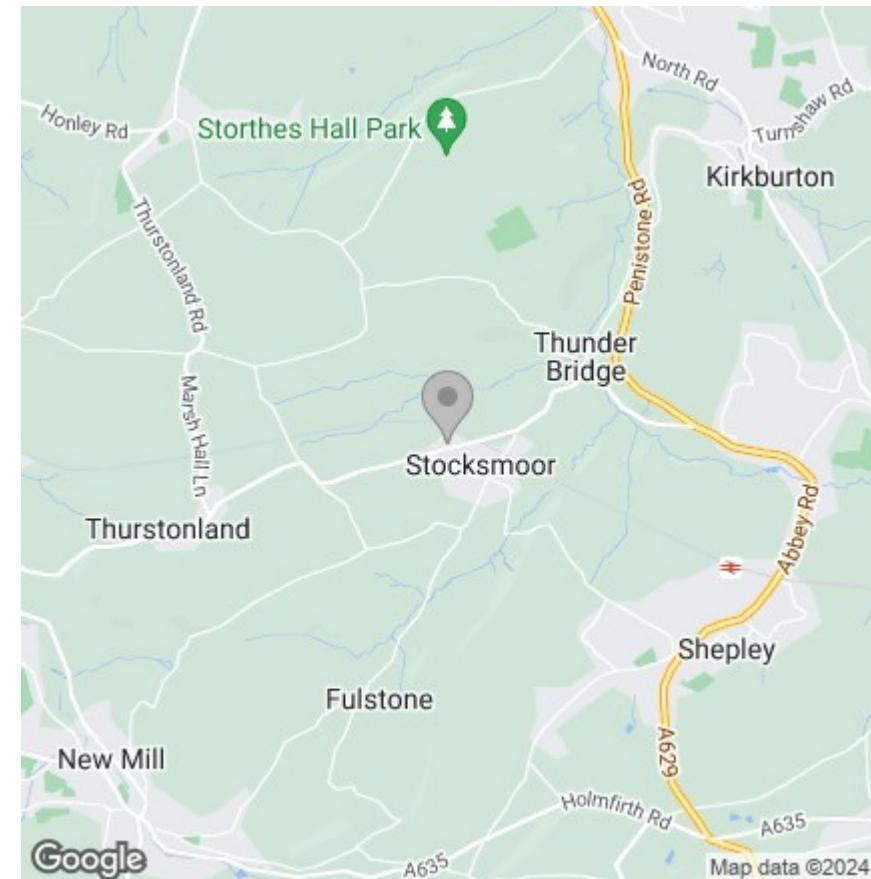
Approximate total area⁽¹⁾

1773.22 ft²
164.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	75	83
(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