



12 Dartmouth Avenue, Almondbury, Huddersfield, HD5 8UR  
**Offers Around £265,000**

**bramleys**

**NO UPPER CHAIN**

This brick built, 2 bedroom detached, true bungalow is situated in this highly desirable residential area of Almondbury. Situated towards the head of this peaceful cul-de-sac, the property would make an ideal purchase for those looking towards retirement. With a gas fired central heating system and uPVC double glazing, the property is situated on a spacious plot with a driveway for up to 6 cars, detached single garage and well proportioned gardens to both front and rear. Only by a personal inspection can one truly appreciate the outstanding position of this detached true bungalow which has accommodation briefly comprising:- entrance hall, lounge, conservatory, dining kitchen, 2 bedrooms and bathroom.

Energy Rating: D



## GROUND FLOOR:

Enter the property through a uPVC double glazed entrance door with leaded and double glazed panels gives access to the entrance hall.

### Entrance Hall

Fitted with a central heating radiator and ceiling coving.

### Lounge

15'9" x 12'1" (4.80m x 3.68m)

Peacefully situated to the rear of the property, having a gas and coal effect living flame fire set on to a marble hearth and backdrop with Adams style fire surround and mantel. There are 3 wall light points, ceiling coving, a central heating radiator and timber and glazed double doors which lead through to the conservatory.

### Conservatory

12'0" x 8'10" (3.66m x 2.69m)

Being of uPVC double glazed construction, a uPVC external door provides access to the rear garden. There is also a central heating radiator and wall light point.

### Dining Room

12'3" x 10'2" (3.73m x 3.10m)

Peacefully situated to the rear of the property, having uPVC double glazed windows to both side and rear, a central heating radiator and the dining room is open plan to the kitchen.



### Kitchen

9'5" x 8'8" (2.87m x 2.64m)

With a range of matching medium oak fronted wall and base units with laminated work surfaces and part tiled walls. There are a range of integrated appliances including a 4 ring gas hob with built-in oven and overhead extractor fan and light, Neff dishwasher, plumbing for a washing machine, inset 1.5 stainless steel sink with mixer taps and side drainer, part tiled walls, a uPVC double glazed window and sunken low voltage lighting.

### Bedroom 1

11'5" x 11'5" (3.48m x 3.48m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window and fitted dressing table with drawers and 5 door wardrobes with hanging and shelving facilities.

### Bedroom 2

11'0" x 11'5" (3.35m x 3.48m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window and ceiling coving. There are built-in 4 door wardrobes with hanging and shelving facilities and a dressing table with drawers.

### Bathroom

Being fully tiled to the walls. The bathroom is furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin, panelled bath with overhead shower and shower screen. There is a ladder style radiator and uPVC double glazed window.





#### TENURE:

Freehold

#### COUNCIL TAX 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.

#### OUTSIDE:

To the front of the property there is a tarmacadam driveway which provides off road parking for 5/6 vehicles and in turn leads to a detached single garage. The gardens to the front are low maintenance with mature borders of flower and bushes. To the side there is an outside tap and power socket. To the rear there are larger than average low maintenance gardens which have a wealth of mature trees, shrubs and bushes.

#### Garage

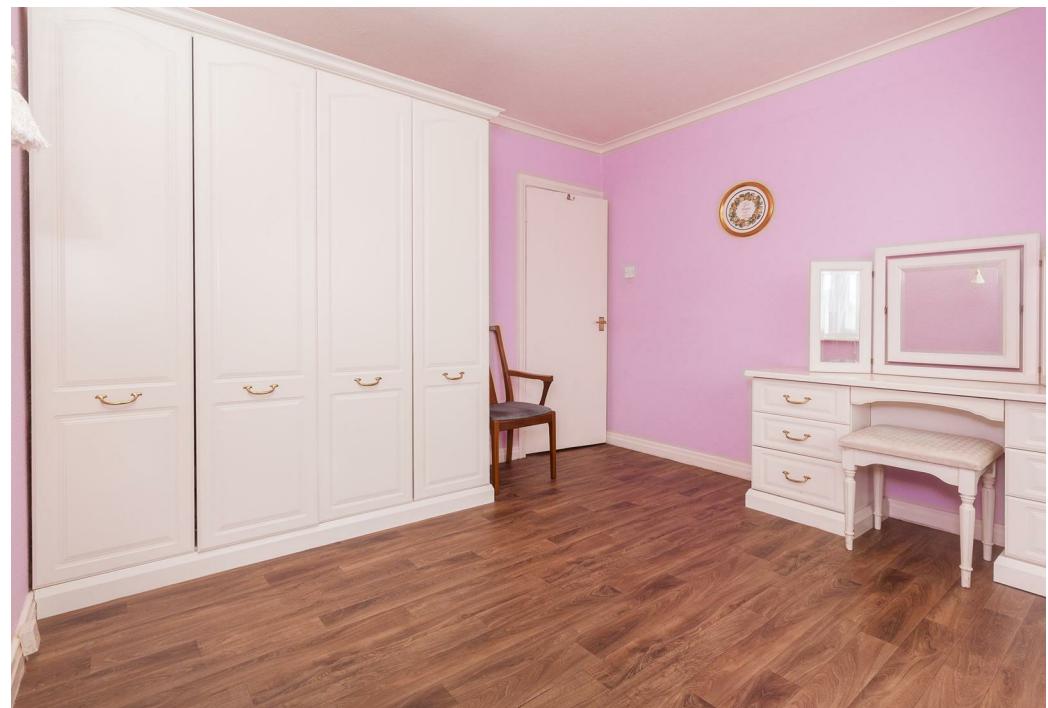
With double doors.

#### BOUNDARIES & OWNERSHIPS:

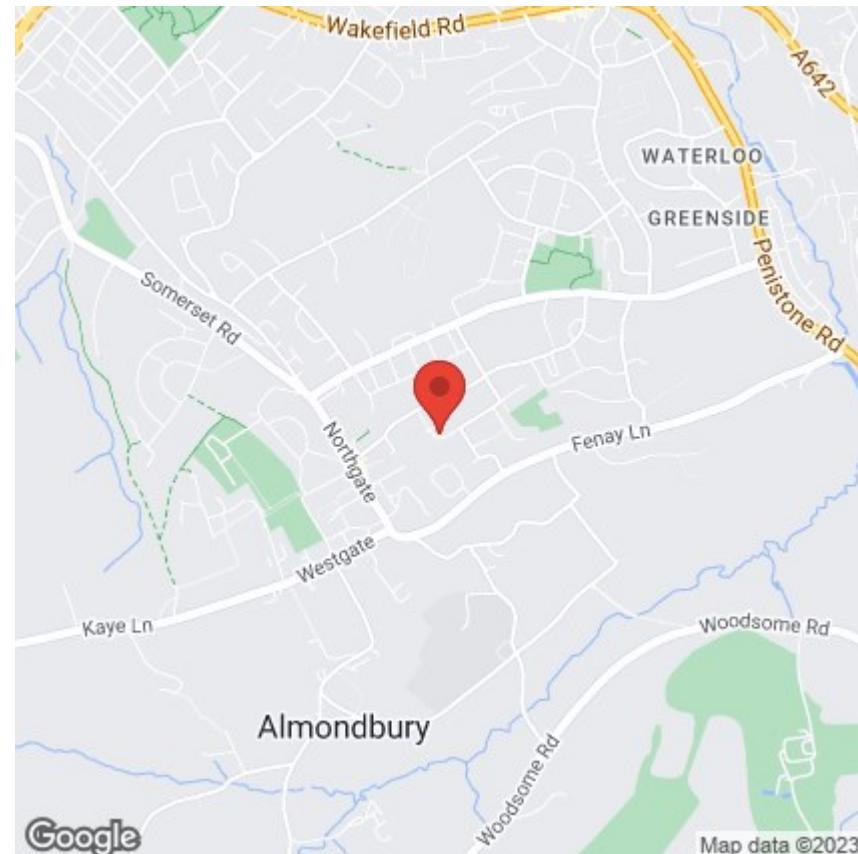
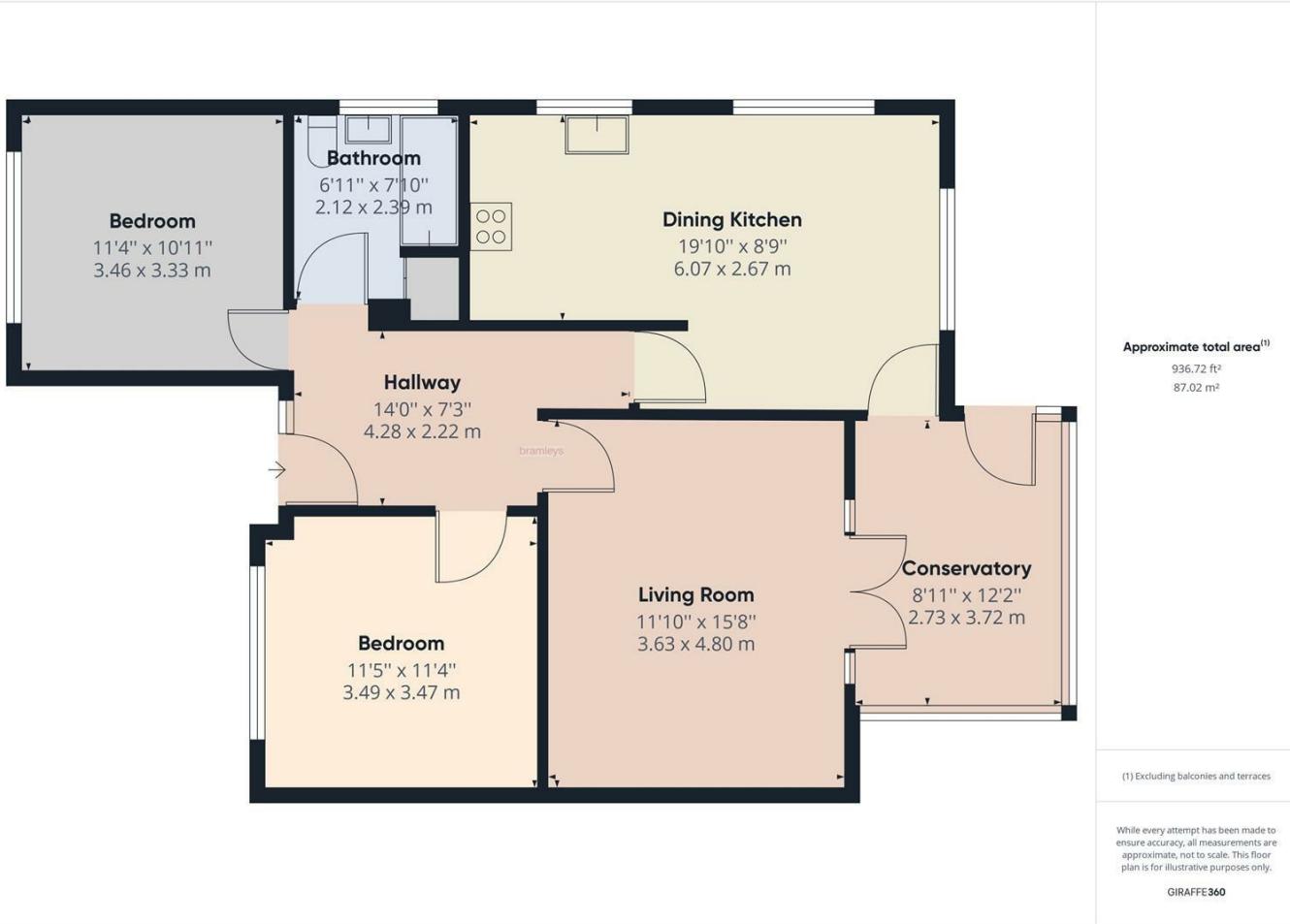
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

From Huddersfield travel out on the main Wakefield Road, passing through the traffic lights at Aspley and at the next set of lights take the right hand turn lane, and at the traffic lights turn right into Somerset Road. Follow Somerset Road up the hill into the centre of Almondbury village and the road becomes Northgate. After passing the shops on your left hand side, as the road bears to the right, take the left hand turning into Fenay Lane, follow this road down and take the second left into Jessop Avenue, follow the road round to the right and at the T Junction turn left into Dartmouth Avenue. The property will be found on the left hand side, identified by a Bramleys for sale board.







#### 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		79
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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