



6 Talbot Avenue, Huddersfield, HD3 3BH
Offers In Excess Of £1,000,000

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This stunning Georgian, 6 bedroom detached property displays features one would normally expect from a property of this era such as magnificent stone mullion windows, feature fireplaces, ornate plasterwork, superb oak panelling and a carved balustrade staircase with newel posts.

Meticulously maintained by the present owners, the property boasts 6 bedrooms, spacious reception rooms and breakfast kitchen. Boasting en suite facilities to both the master bedroom and guest suite, the property would make an ideal home for the discerning family buyer.

Externally extensive gardens provide an ideal place for entertaining, with a stone built garden room which incorporates a built-in BBQ and store room/workshop, together with summer house, walled garden area, landscaped gardens, woodland and detached garage.

Only by a personal inspection can one truly appreciate the size, position and quality of this outstanding family home.





GROUND FLOOR:

Enter the property via a solid timber external door, with sealed unit double glazed panels above.

Entrance Vestibule

With oak panelled walls, ornate moulded ceiling and a further timber and glazed door providing access to the main entrance hall.

Entrance Hall

A magnificent entrance hall which has original oak panelling, moulded frieze, ornate ceiling and an open grate fire with marble inset and fire surround, with mantel. A set of French doors lead directly out to the rear gardens and an internal door leads through to the dining room.

Dining Room

15'0" x 14'10" (4.57m x 4.52m)

There is a Minster style fire surround and mantel, which houses the gas and coal effect living flame fire. There are magnificent stone mullion sealed unit double glazed Krital style windows, deep sunk skirting boards, ceiling coving, picture rail decor, 3 wall light points and a central heating radiator.

Lounge

15'1" x 17'0" plus bay window (4.60m x 5.18m plus bay window)

With a magnificent mullion bay window, with sealed unit double glazed windows. There is a central heating radiator, ornate moulded ceiling and coving, and an Adams style fire surround and mantel with open grate fireplace, marble hearth and backdrop. This room is also fitted with 5 wall light points and a central heating radiator.

Ground Floor WC

Furnished with a hand wash basin and original high flush WC. There is also a central heating radiator and sealed unit double glazed windows.

Breakfast Kitchen

22'8" x 11'2" (6.91m x 3.40m)

A generous dining kitchen which is fitted with a range of matching modern shaker style wall and base units with laminated work surfaces, part tiled walls and concealed lighting to the wall units. There are granite work surfaces, integrated appliances including fridge, dishwasher, AGA, 1.5 bowl stainless steel sink unit with mixer taps and granite drainer, sealed unit double glazed windows to both sides and access to the rear entrance vestibule.

Utility

8'10" x 8'5" (2.69m x 2.57m)

Having a range of base cupboards with laminated work surfaces and upstands. There is a ceramic sink unit with mixer taps and side drainer, plumbing for a washing machine, 2 ring gas hob, built-in store cupboards, tiled flooring and a sealed unit double glazed window.

Rear Entrance Vestibule.

7'2" x 6'9" (2.18m x 2.06m)

Having a tiled floor, sealed unit double glazed windows, access door to a walk-in pantry cupboard and rear access door.

FIRST FLOOR:

A spindlerail balustrade staircase rises to a half landing and then continues up to the main landing.

Landing

With ornate ceiling, a central heating radiator and built-in linen cupboard.

Master Bedroom

17'1" max x 18'0" max (5.21m max x 5.49m max)

Having a magnificent mullioned bay window to the front, 2 central heating radiators, deep sunk skirting boards, heavy ceiling coving, 4 wall light points and access to the en suite. There is a walk-in wardrobe which has hanging and shelving facilities, integral drawer units and shoe racks. (Please note, measurements include the en suite and dressing room).

En suite Shower Room

Being part tiled to the walls and fully tiled to the floor. This room is furnished with a 4 piece white suite comprising of a low flush WC, twin vanity wash bowls, chrome mixer taps and a fully tiled corner shower cubicle.

Bedroom

11'6" x 11'5" (3.51m x 3.48m)

Peacefully situated to the rear of the property, having a range of fitted furniture including built-in wardrobes, centre dressing table and drawer units. There is a vanity wash bowl and uPVC double glazed windows to both side and rear.

Bedroom

10'5" x 9'7" (3.18m x 2.92m)

Situated to the rear of the property, having a uPVC double glazed window, built-in furniture including wardrobes, drawer units and dressing table. There is a vanity wash bowl, central heating radiator and picture rail.

Guest Suite

20'6" x 15'0" max (6.25m x 4.57m max)

A spacious guest suite which has a range of fitted furniture including 7 door built-in wardrobes with hanging and shelving facilities, dressing table and drawer units. There is a central heating radiator, low voltage lighting, mullion window to the front and uPVC double glazed windows to the side and rear.

(Please note, the measurements include the en suite)

En suite Shower Room

Furnished with a 3 piece white suite incorporating a low flush WC, pedestal wash basin and corner shower cubicle with rainwater showerhead. There are part tiled walls, full tiling to the floor, a central heating radiator, sunken low voltage lighting and mullion windows.

Bathroom

Furnished with a modern 4 piece suite comprising of a low flush WC, wall hung wash hand basin, freestanding bath and walk-in shower cubicle. There are part tiled walls, 2 uPVC windows and a chrome ladder style radiator.

SECOND FLOOR:

A spindlerail balustrade staircase rises to the second floor landing.

Landing

Bedroom

15'0" x 8'0" (4.57m x 2.44m)

With 2 uPVC double glazed windows and a central heating radiator.

Bedroom/Office

11'0" x 7'8" (3.35m x 2.34m)

A most spacious additional room, which has uPVC double glazed windows to both side and rear, together with a central heating radiator.

Store Room

24'10" x 6'3" (7.57m x 1.91m)

A most useful storage room which has power, light and a Velux style window.

OUTSIDE:

To the front of the property there is a tarmacadam driveway with parking apron for 8/10 vehicles, shaped lawned gardens with mature borders of trees, bushes and shrubs. Electric gates lead to the rear of the property which has exterior coach light and leads to the detached,

stone built garage. There is exterior lighting, water tap and a detached, stone built workshop. The rear gardens are of a generous size (0.67 acre) and provide ideal space in which to entertain during the summer months. An open plan, stone built garden room has a terracotta tiled floor, power/light points, infra-red heating, built-in BBQ which is set into a rustic brick chimney breast, integral store room (8'10" x 9'6") which has power and light points, useful storage space, pitched roof which also provides eaves storage. Immediately adjacent to the garden room is a block paved terraced seating area, with shaped lawned gardens and mature borders of flowers, shrubs and trees. There is a stunning enclosed walled garden with inset spotlights to the paved walkways and a further access door to the secluded woodland/wildlife garden.

Garage

With automated roller shutter doors.

Workshop

12'6" x 12'2" (3.81m x 3.71m)

Accessed via an up and over garage style door. This useful outbuilding has 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.

TENURE:

Please note there are two titles for the property.

The main house is Leasehold - Term: 999 years from 01/01/1914 / Rent: £7.13s.10d

Bottom section of the rear garden which incorporates the woodland is - Freehold

Please note, the ground rent shown for the house is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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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.







Approximate total area⁽¹⁾

236.9 m²
2550 ft²

Reduced headroom

7 m²
75 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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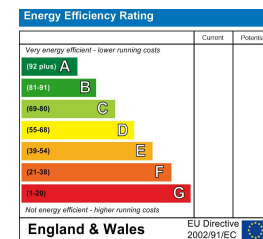


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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