



132 Bourn View Road, Netherton, Huddersfield, HD4 7JS

£625,000

bramleys



*Located in a quiet south facing position with a wooded aspect and views towards Castle Hill, is this stunning 4 bedroom detached property. Extended from its original form by way of a substantial single storey rear kitchen and family room. The property now provides generous family sized accommodation, boasting en suite facilities to the master bedroom, a high quality kitchen featuring a range of integrated appliances, as well as being open plan to a superb family room with patio doors extending out onto the rear terrace. Benefitting from gas fired central heating, uPVC double glazing and integral garaging.*

*Externally the property has landscaped gardens to both front and rear, which provide ample off road parking, entertaining space and provide a good degree of privacy. An early internal inspection is highly recommended to truly appreciate the size, quality and position of this outstanding family home.*

*Energy Rating: C*









## GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door into:-

### Entrance Porch

Where there is tiled flooring, feature circular double glazed window, sunken LED lighting with timber and glazed access door leading directly into the open plan entrance vestibule.

### Entrance Vestibule

There is a built-in under stair store cupboard and an access door leading to the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece suite comprising concealed flush WC and ceramic wash bowl with chrome mixer taps. There is also a chrome ladder style radiator and uPVC double glazed window.

## Dining Kitchen

32'8" max x 30'8" (9.96m max x 9.35m)

A magnificent dining kitchen with double glazed atrium roof and being fitted with a range of matching floor and wall units with granite working surfaces. There are a wealth of integrated appliances including 5 ring gas hob with overhead black glass extractor fan and light, 2 separate ovens with grills, integral microwave and warming drawer and twin bowl sink unit with chrome mixer taps. There is also a feature central island with marble tops and upstand, a feature bar area with twin wine coolers, low level lighting, breakfast bar, uPVC double glazed window and retractable sliding doors leading directly onto the rear terrace.

## Lounge

19'4" x 11'5" (5.89m x 3.48m)

A spacious living room with a gas and log effect living flame fire, central heating radiator and uPVC double glazed window.







## FIRST FLOOR:

### Landing

Reached via a glass and chrome staircase and having a feature arched uPVC double glazed window, central heating radiator, ceiling coving and a built-in linen cupboard.

### Master Bedroom

15'10" x 17'1" (4.83m x 5.21m)

This spacious master bedroom has uPVC double glazed French doors to both front and rear with balconies to both sides allowing views across the woodlands and ample natural light. There are also 2 central heating radiators, built-in 8 door wardrobes providing hanging and shelving facilities, matching bedside drawer units and bedhead and sunken LED lighting. Both the front and rear balconies have chrome and glass balustrading with decked base.

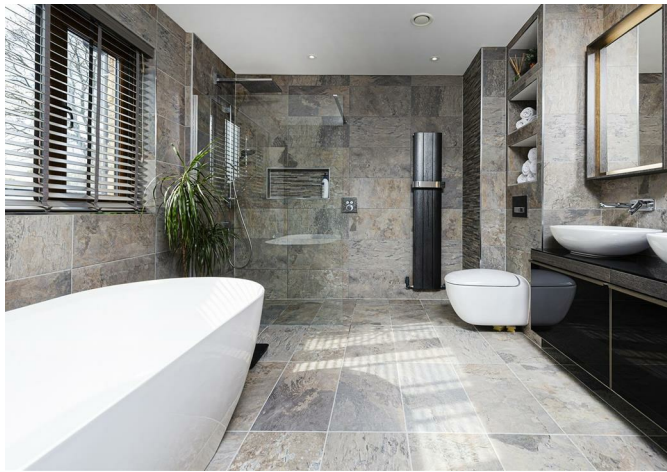
### En suite

Being fully tiled and furnished with a 5 piece suite comprising concealed flush floating WC, twin vanity ceramic wash bowls with chrome mixer taps and independent vanity mirrors with concealed lighting behind, freestanding bath with chrome mixer taps, shower attachment and a walk-in double width shower cubicle with rainwater head and additional hose and glazed screen. There are also twin graphite central heating radiators and sunken LED lighting.

### Bedroom

10'0" x 9'7" (3.05m x 2.92m)

Peacefully situated to the rear of the property and fitted with a central heating radiator and uPVC double glazed window.



### Bedroom

10'0" x 8'7" min x 11'7" max (3.05m x 2.62m min x 3.53m max)

Peacefully situated to the rear of the property and being fitted with wood effect laminate flooring, central heating radiator and uPVC double glazed window.

### Bedroom

11'6" max x 8'7" min x 9'1" (3.51m max x 2.62m min x 2.77m )

Situated to the front of the property with a wooded outlook, ceiling coving, central heating radiator and uPVC double glazed window.

### Bathroom

Fully tiled and furnished with a 4 piece suite comprising low flush WC, vanity wash bowl with drawer units beneath, Jacuzzi bath with chrome mixer taps and retractable shower hose and a double width walk-in shower cubicle with rainwater head and additional hose. There is also a central heating radiator and uPVC double glazed window.

### Integral Garage

21'7" x 15'4" (6.58m x 4.67m)

Accessed via an up and over door. A set of uPVC double glazed French doors lead directly into the rear gardens. The garage is also fitted with a central heating radiator and power/light points.

## OUTSIDE:

To the rear, the property has a beautiful south facing aspect with full width stone flagged terrace adjacent to the shaped lawns with mature borders of flowers, bushes and trees along with feature external lighting. To the front, there is a block paved driveway and parking apron with lighting to either side



of the driveway and shaped lawned gardens with mature trees, bushes and shrubs.

#### **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 Chapel Hill (A616) heading towards Lockwood. At the Lockwood traffic lights, turn left onto Bridge Street and follow the road around heading towards Berry Brow. At the 4-way crossroads at Berry Brow, turn right onto Stockwell Hill and then the second left onto Bank Foot Lane. Take the next right turn onto Bourn View Road and follow this road all the way around the bend and the property can be found on the left hand side identified by the Bramleys for sale board.

#### **TENURE:**

Freehold

#### **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:**

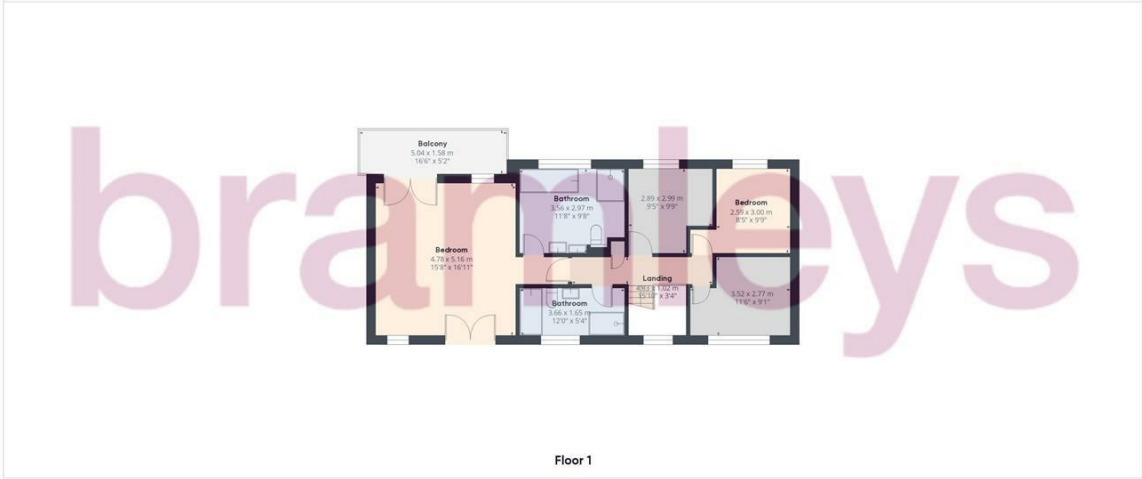
Please call our office to book a viewing on 01484 530361.











Approximate total area<sup>(1)</sup>

208.86 m<sup>2</sup>  
2248.14 ft<sup>2</sup>

Balconies and terraces

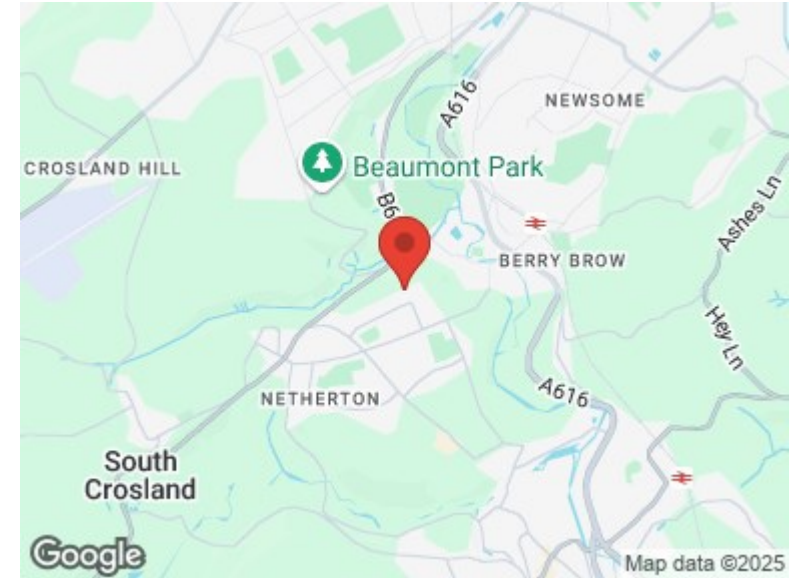
7.95 m<sup>2</sup>  
85.57 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



#### 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		
(81-91) B		
(69-80) C	72	80
(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	

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