

**79 LUMB LANE  
ROBERTTOWN  
WF15 7NB**

**RESIDENTIAL SALES**

**£360,000**



- EXTENSIVELY RENOVATED
- PERIOD FEATURES
- HIGH QUALITY FIXTURES & FITTINGS
- AMPLE OFF ROAD PARKING
- LARGER THAN AVERAGE LAWNED GARDEN & PATIO
- EN-SUITE TO MASTER



*This superb 4 bedroom semi-detached family home has undergone an extensive programme of refurbishment and renovation throughout and will surely impress all that view. Having quality fixtures and fittings and all the modern home comforts of a new build property, yet still retaining its character and period features. Offered for sale with no vendor chain and having accommodation comprising: large entrance hall with feature staircase, underfloor heating and a beautiful stained glass door with decorative glazed panels, there is a wc and utility, dining kitchen with island unit and integrated appliances, a lounge with fireplace ready to take a wood burning stone, solid oak flooring and French doors which lead out onto the larger than average lawned garden. At first floor there are 4 good bedrooms, (master bed with en-suite) and a modern three piece bathroom. Outside there is a block paved area to the front, a long gated driveway which offers parking for numerous vehicles and the private landscaped lawned garden which offers a real WOW factor!*

## **The accommodation briefly comprises:-**

### **GROUND FLOOR:**

A uPVC entrance door gives access to the entrance hallway.

### **Entrance Hallway**

This welcoming hallway extends to over 34ft and has a beautiful feature balustrade staircase, tiled flooring with underfloor heating, fitted seat, panelling to the walls, two central heating radiators and access to the cellar. There is also a timber door with decorative leaded glass panels which leads to an entrance porch.

### **Utility Room**

1.91m x 1.37m (6'3" x 4'6")

This useful room has tiled under floor heating, a marble effect work surface and plumbing for a washing machine and tumble dryer.



### **Wc**

Having tiled under floor heating and a modern two piece suite comprising hand wash basin with storage beneath and a low flush wc.



### **Kitchen**

4.98m x 3.91m (16'4" x 12'10")

A superb quality fitted kitchen with Quartz working surfaces, there is a sink unit with mixer tap, an island unit with breakfast bar and storage beneath, integrated appliances include a refrigerator, freezer, dishwasher and microwave. In-set into the chimney breast is an extractor with lighting and a Belling Range gas cooker with feature stone mantle above, there is solid Oak flooring, a central heating radiator and a uPVC double glazed window. The kitchen is open plan to the lounge and hallway and therefore enjoys plenty of natural light.



## Lounge

5.23m x 4.50m (17'2" x 14'9")

This large reception room again enjoys lots of natural light and has solid Oak flooring, a chimney breast with stone mantle is set up for a wood burning stove. There are two central heating radiators and uPVC French doors give access to the private rear garden.



## FIRST FLOOR:

### Landing

The panelling to the walls continues on the first floor and there is a large sky light window which floods this area with natural light. The landing also has a central heating radiator.

### Master Bedroom

3.78m x 3.53m (12'5" x 11'7")

This spacious double room has a central heating radiator, a uPVC double glazed window and a walk in wardrobe 5'6" x 4'6" with interior light.



### En-Suite Shower Room

A modern suite comprising walk in double shower with rainfall overhead shower attachment, low flush wc, hand wash basin, tiled flooring and a central heating radiator.



### Bedroom 2

4.04m x 3.02m (13'3" x 9'11")

Situated to the rear of the property and having a central heating radiator and uPVC double glazed window which overlooks the rear garden.



### Bedroom 3

3.43m max. x 3.28m (11'3 max. x 10'9")

Also situated to the rear of the property and having a central heating radiator and uPVC double glazed window which overlooks the rear garden.



## **Bedroom 4**

3.00m x 2.67m (9'10" x 8'9")

Situated to the front of the property and having a central heating radiator and three uPVC double glazed windows.



## **Bathroom**

This modern suite has a vanity sink with storage beneath, low flush wc, bath with glass screen and overhead rainfall shower attachment. There is part tiling to the walls, tiled flooring, a chrome ladder style radiator and a uPVC double glazed window.



## **OUTSIDE:**

To the front is a gated entrance which is blocked paved for ease of maintenance. There is a long block paved driveway to the side which provides ample off road parking and has timber double gates for additional security. The rear garden has been recently landscaped and levelled with flagged patio and extensive lawn. Ideal for a young family to sit out in the summer months and young children to play safely. The property has exterior lighting/sockets and an external water tap.

## **COUNCIL TAX BAND:**

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## **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.

## **VIEWING:**

Contact the agents.

## **MORTGAGES:**

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Fran Sedda is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Fran Sedda on 01924 495334. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

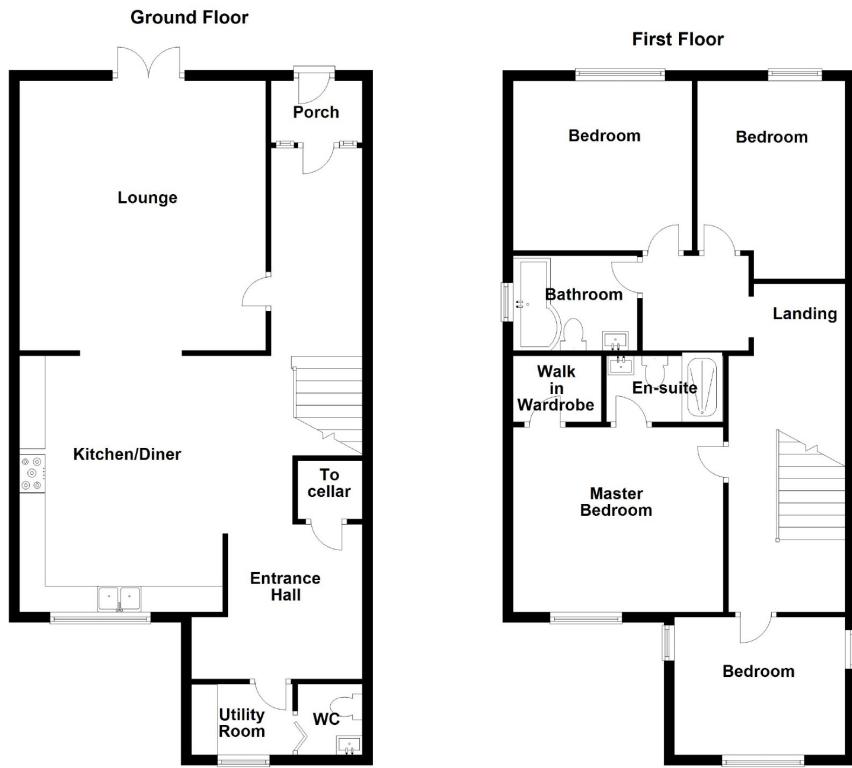
## **ON-LINE CONVEYANCING SERVICES:**

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.

## **DIRECTIONS:**

Leave the Mirfield office via Huddersfield Road in the direction of Dewsbury taking an immediate left turn into Knowl Road. Continue along Knowl Road which then becomes Water Royd Lane and then Old Bank Road. At the end of Old Bank Road take a left hand turning into Sunny Bank Road and continue to the traffic lights. Continue over the A62 into Roberttown Village and shortly before reaching the centre of the village take a right hand turning into Lumb Lane where the property can be found on the right hand side.





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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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