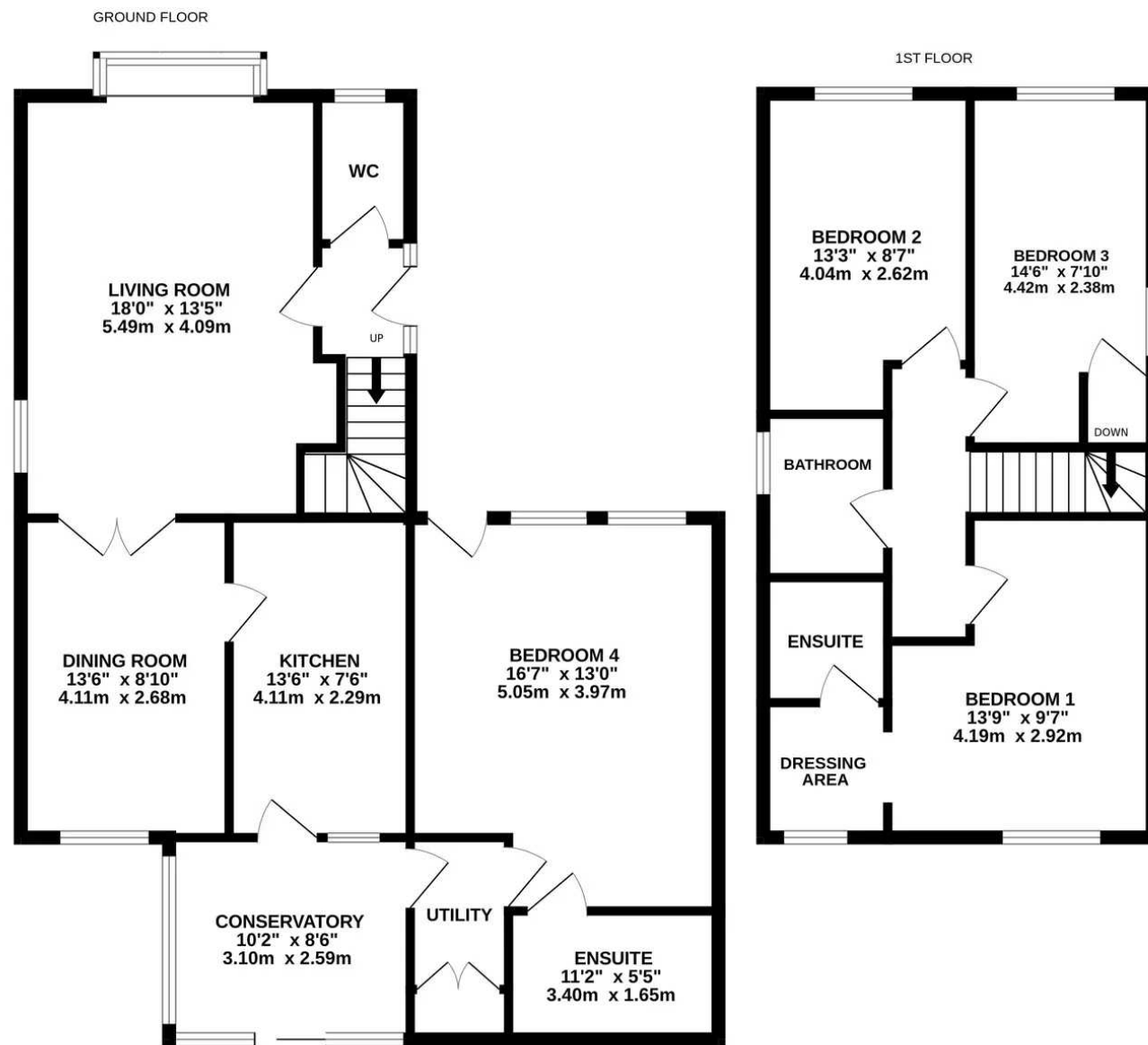




15 Broombank, Huddersfield
Huddersfield

Offers in Region of **£380,000**



BROOMBANK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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15 Broombank

Huddersfield

Tucked away on a small peaceful cul-de-sac is this modern family detached with four bedrooms (two en-suite) arranged over both ground and first floor.

The property provides attractively presented and tastefully appointed accommodation within this popular and established residential area offering easy access to the M62 motorway (Leeds 18 miles, Manchester 28 miles). There is a gas central heating system, PVCU double glazing and briefly comprising to the ground floor, Entrance Hall, Downstairs WC, Living Room, Dining Room, Kitchen, Conservatory, Utility Room, Bedroom Four and En-Suite. First Floor landing leading to Master Bedroom with Dressing area and En-Suite, Two further Bedrooms and Bathroom. Externally there is a driveway to the left hand side of the house providing off road parking together with gardens laid out to both front and rear, with the rear garden enjoying a pleasant wooded aspect.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Entrance Hall

This comprises a PVCU door, opens into the entrance hall, this has frosted PVCU double glazed windows to either side of the door, a staircase rising to the first floor, there is grey plank effect laminate flooring and from here, there is access to a downstairs WC and the living room.

Downstairs WC

6' 0" x 4' 0" (1.83m x 1.22m)

With half-tiled walls, tiled floor and fitted with a suite comprising pedestal wash basin with chrome monobloc tap and a low flush w.c.

Living Room

18' 0" x 13' 5" (5.49m x 4.09m)

This is a comfortable and well-proportioned reception room and has a splay bay window with fitted louvred shutters, this looks out across the front garden together with views across to Grime Scar Woods, with additional natural light from a window to the side elevation which has matching shutters. As the main, focal point of the room there is a feature fire with limestone surround and this is home to a log burning flame effect remote controlled gas fire. To the rear of the living room there are twin timber and glazed doors opening into the dining room.



Dining Room

13' 6" x 8' 10" (4.11m x 2.69m)

Looks out onto the rear garden with a pleasant wooded aspect beyond, there is ceiling coving and oak flooring. To one side a timber and glazed door gives access to the kitchen.

Kitchen

13' 6" x 7' 6" (4.11m x 2.29m)

This is fitted with a range of grey gloss base and wall cupboards, these are complimented by contrasting overlying granite worktops which have a bevelled edge and tiled splashbacks, there is an inset single drainer stainless steel sink with chrome monobloc tap, gas cooker point, stainless steel and curved glass extractor hood, integrated freezer, space for fridge-freezer and with PVCU and sealed unit double glazed door giving access to the conservatory.

Conservatory

10' 2" x 8' 6" (3.10m x 2.59m)

This has aluminium frames with single glazed windows together with sliding doors opening onto the rear garden. To one side a door gives access to an inner lobby/utility.

Inner Lobby/Utility Room

5' 9" x 4' 2" (1.75m x 1.27m)

With grey, plank effect laminate flooring, white gloss, twin door cupboard which houses a Vaillant gas fired central heating boiler. There is a granite worktop with bevelled edge, and beneath this there is space for a washer and tumble dryer. From here a door gives access to bedroom four.

Bedroom Four

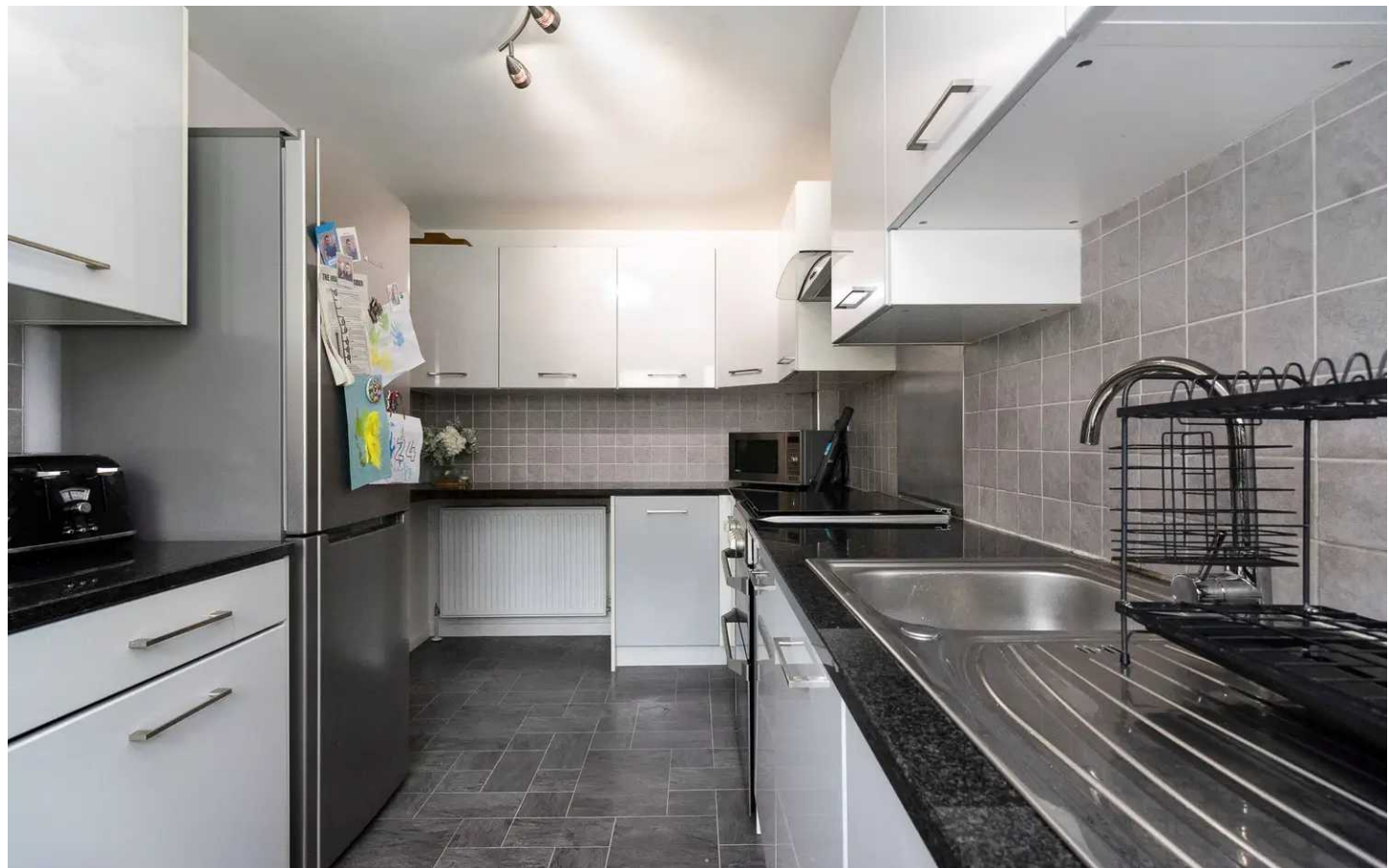
16' 7" x 13' 0" (5.05m x 3.96m)

This has two PVCU double glazed windows, providing plenty of natural light, together with an adjacent PVCU door. There is a fitted wardrobe and to one side, a door gives access to an en suite shower room.

Bedroom Four En-suite Shower Room

11' 2" x 3' 5" (3.40m x 1.04m)

With floor to ceiling tiled walls, laminate flooring, extractor fan and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c. and tiled shower cubicle with sliding door and electric shower fitting.





First Floor Landing

There is a first floor half landing with a window to the gable, main landing with loft access and providing access to the following rooms:-

Bedroom One

13' 9" x 9' 7" (4.19m x 2.92m)

This has a bank of fitted floor to ceiling wardrobes, two wall light points and window looking out over the rear garden with pleasant wooded aspect beyond.

Adjacent to the bedroom is a dressing area

Dressing Area

6' 10" x 5' 0" (2.08m x 1.52m)

This has a window enjoying a similar aspect to the bedroom and from here there is a door leading to an en suite shower room.

Bedroom One En-Suite Shower Room

6' 10" x 5' 0" (2.08m x 1.52m)

This has floor to ceiling tiled walls, tiled floor, chrome ladder-style towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c. and tiled shower cubicle with glass door and chrome shower fitting.



Bedroom Two

13' 3" x 8' 7" (4.04m x 2.62m)

A double room with window looking out onto the front garden with views stretching across to Grimescar Woods. To one wall, there are fitted, part mirror-fronted wardrobes.

Bedroom Three

14' 6" x 7' 10" (4.42m x 2.39m)

A double room situated adjacent to Bedroom two and having dual aspect windows and a storage cupboard over the bulkhead.

House Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)

With floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush WC with concealed cistern and panelled bath with glazed shower screen, together with mixer tap incorporating hand spray and Mira electric shower fitting.



Garden

To the front of the property, there is a lawned garden with planted trees and shrubs. The rear garden enjoys a westerly aspect and comprises stone flagged patio, lawn, rockery, timber garden shed and with a pleasant, wooded aspect.

Driveway

3 Parking Spaces

To the left-hand side of the property there is a tarmac driveway which provides off-road parking for three cars.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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