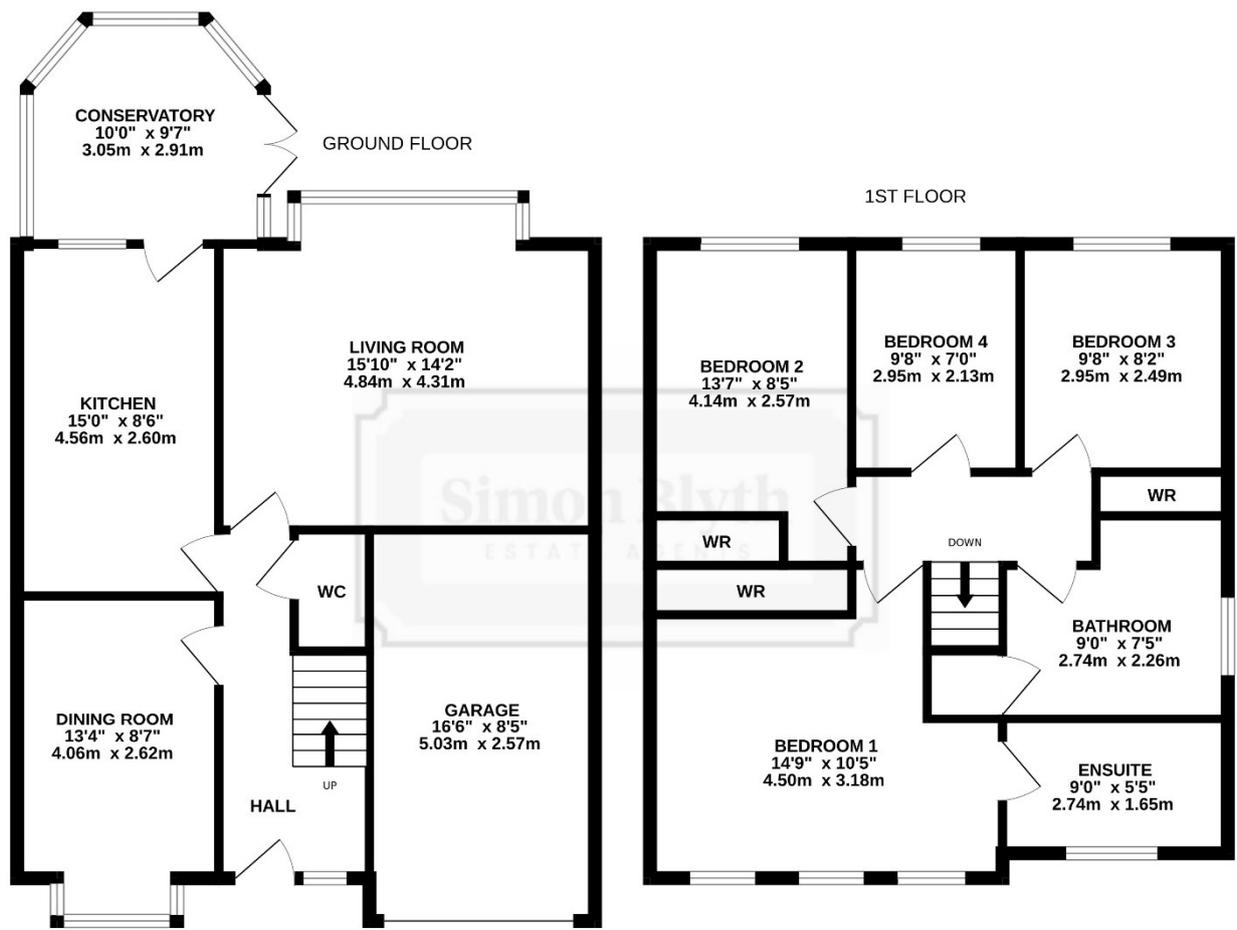




1 Brier Hill View, Bradley, Huddersfield, HD2 1JQ



BRIER HILL VIEW

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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PROPERTY DESCRIPTION

Situated at the top of a no through road, at the entrance to a cul-de-sac a modern four bedroomed detached family home which forms part of the Woodland Glade development with its picturesque wooded approach and on site residence leisure complex.

The property has uPVC double glazing (with the exception of the kitchen) these were replaced in August 2024 (with the exception of the conservatory and kitchen) gas central heating system with boiler replaced in September 2022 and briefly comprising to the ground floor entrance hall, downstairs wc, bay fronted living room, bay fronted dining room, dining kitchen and conservatory. First floor landing leading to master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Externally a driveway provides off road parking and in turn leads to a single garage together with well screened gardens offering a good degree of privacy to front and rear.

Offers Around £390,000

GROUND FLOOR

ENTRANCE HALL

With a timber and frosted glazed door together with timber and frosted sealed unit double glazed windows to either side all of this provides the hallway with plenty of natural light. There are two ceiling light points, ceiling coving, oak effect laminate flooring, central heating radiator, dado rail and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS WC

Measurements- 4'9" x 3'3"

With a ceiling light point, extractor fan, oak effect laminate flooring, central heating radiator, cloaks rail and fitted with a suite comprising pedestal wash basin with tiled splashback and low flush w.c.

LIVING ROOM

Measurements- 14'2" into bay x 16'10"

A generously proportioned principal reception room which is situated to the rear of the property and enjoys pleasant aspect over a well screened garden. There is a ceiling light point, ceiling coving, two central heating radiators, two wall light points and as the main focal point of the room a fireplace with oak surround together with conglomerate marble inset and home to a coal effect gas fire resting on a conglomerate marble hearth.



DINING ROOM

Measurements- 13'4" into bay x 8'7"

With walk in bay with uPVC double glazed windows looking out over the front garden, there is a ceiling light point, ceiling coving, central heating radiator and oak effect laminate flooring.



DINING KITCHEN

Measurements- 15'0" x 8'6"

With a timber and sealed unit double glazed window looking into the conservatory together with an adjacent timber and sealed unit double glazed door. There is a ceiling light point, tile effect laminate flooring, central heating radiator and fitted with a range of base and wall cupboards, drawers, overlying worktops with tiled splashbacks, inset one and a half bowl single drainer sink with chrome mixer tap, four ring gas hob with extractor hood over, gas oven and grill, wine rack, integrated dishwasher, integrated fridge and freezer together with under counter space for automatic washing machine.



CONSERVATORY

Measurements- 10'0" x 9'7"

This is accessed from the dining kitchen and has uPVC double glazed windows and French doors looking out across a low screened rear garden. There is a ceiling light point, power points and laminate flooring.



FIRST FLOOR

LANDING

With ceiling light point, loft access and central heating radiator. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'9" maximum x 10'5"

A generous double room situated to the front of the property and having three uPVC double glazed windows all of which provide plenty of natural light and take advantage of some far-reaching views across to Emley Moor Mast and Castle Hill. There is a ceiling light point, central heating radiator, twin panelled door wardrobes, bulkhead with drawers beneath and to one side a door to an en-suite bathroom.



EN-SUITE BATHROOM

Measurements- 9'0" x 5'5"

With a frosted uPVC double glazed window, ceiling light point, extractor fan, shaver socket, central heating radiator, laminate flooring, part tiled walls and fitted with a suite comprising panelled bath with electric shower fitting over, pedestal wash basin and low flush w.c.



BEDROOM TWO

Measurements- 13'7" x 8'5"

A double room with a uPVC double glazed window looking out over the rear garden, there is tongue and groove panelling to dado height, ceiling light point, central heating radiator, fitted cupboards and twin door panelled wardrobe.



BEDROOM THREE

Measurements- 9'8" x 9'2"

A double room with uPVC double glazed windows looking out over the rear garden, there is tongue and groove boarding to dado height, central heating radiator, ceiling light point and twin panelled door wardrobe.



BEDROOM FOUR

Measurements- 9'8" x 7'0"

With uPVC double glazed window, ceiling light point and central heating radiator.



BATHROOM

Measurements- 9'0" x 7'5"

With a frosted uPVC double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, cupboard over the bulkhead, chrome ladder style heated towel rail, tiled floor and fitted with a suite comprising panelled bath with glazed shower screen and chrome mixer tap incorporating hand spray, pedestal wash basin with chrome monobloc tap and low flush w.c.



PARKING

Tarmac driveway provides off road parking as well as giving access to a single garage.



GARAGE

Measurements- 16'6" x 8'5"

With an up and over door, wall mounted ideal gas fired central heating boiler, power and light.

GARDENS

To the front of the property there is a lawned garden screened by trees and shrubs together with a flagged pathway. To the right hand side a flagged pathway gives access to the rear garden with a timber hand gate at the far end. The rear comprises a flagged patio with a flagged pathway and gravelled border leading across the front of the conservatory and down the far side there is a flagged area. From the flagged patio a short flight of steps rises to a lawned garden with gravelled seating area and rockery with planted trees and shrubs further short flight of steps then leads to a raised shaped lawned garden once again bordered by trees and shrubs which provide a good degree of privacy.





LEISURE COMPLEX

Has a service charge of £63 per month per household.

SPORTS AND RECREATION

Swimming Pool- A private, luxury swimming pool is available for residents. Gym- A fully equipped gymnasium is available for fitness training. Squash Court- A squash court is available for residents. 5 a Side Football Pitch- A 3G 5 a side football pitch is available. Tennis/Basketball Court- Both can be used by residents. Classes- A variety of classes are offered to residents such as, aqua zumba, badminton, bums & tums, childrens football, golf, gym fitness training, mens five a side football, pilates, swimming, table tennis, walking group, tennis and yoga.

SOCIAL & OTHER FACILITIES

Bar- A licensed bar is available for residents and guests. Function Suite- The beautifully appointed function suite can be hired for various events. Members Lounge- A lounge is available for members. Private Hire- The function room and bar area are available for private hire for different occasions.

Catering- Food and drinks can be provided for events held at the centre.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing the exception of the kitchen window which is timber and sealed unit double glazed

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: Huddersfield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259