

bramleys



375 Meltham Road
Netherton
Huddersfield
HD4 7EL

£300,000

Professionalism with Independence



14 St Georges Square, Huddersfield, HD1 1JF
t: 01484 530361

Having outstanding south facing views to the rear is this stone fronted 4 bedroomed detached family home. Located in the popular village of Netherton, the property provides flexible accommodation with 2 bedrooms and shower room to both the ground floor and first floor. Situated approximately 3 miles from Huddersfield town centre, the property has gas fired central heating, uPVC double glazing, uPVC soffits and fascias, security alarm system and integral garage. Externally the property has a balcony which extends the full width of the property, with additional covered terrace where one can enjoy far reaching uninterrupted views across the Magdale valley, driveway providing additional off road parking and exterior lighting. An internal viewing is strongly advised to appreciate the size and position of this superb family home.

Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via double glazed entrance door with adjacent side panel, gives access into:-

Entrance Vestibule.

Having a slate tiled floor and solid wood door giving access into:-

Main Entrance Hall

Having a central heating radiator, ceiling coving, 2 wall light points, airing cupboard and understairs storage cupboard housing the central heating boiler.

Cloakroom/WC

Furnished with a 2 piece white suite incorporating low flush wc, pedestal wash basin, fully tiled floor, central heating radiator and uPVC double glazed window.

Lounge

5.18m x 4.19m (17'0" x 13'9")

Peacefully situated to the rear of the property with outstanding far reaching south facing views across the Magdale valley, this spacious reception room also has a central heating radiator, gas and coal effect living flame fire set onto a Cornish slate hearth with stone fire surround and timber mantle. The superb views can be taken in through a large uPVC wood grain effect double glazed window to the rear, uPVC double glazed window to the side and French door leading directly out onto the rear balcony.



Dining Room

4.27m x 3.05m (14'0" x 10'0")

Situated to the rear of the property with outstanding views, there is a uPVC double glazed window, ceiling coving, central heating radiator and solid wood flooring.



Kitchen

3.89m x 3.20m (12'9" x 10'6")

Having a range of matching oak fronted wall and base units with laminated working surfaces, part tiled walls, electric & gas cooker points, overhead extractor fan and light, integrated dishwasher, integrated fridge and freezer, 1½ bowl stainless steel sink unit with mixer taps and side drainer, plumbing for an automatic washing machine, central heating radiator, twin glass fronted display cabinets, uPVC double glazed window and Amtico style flooring.



Rear Vestibule

A uPVC door from the kitchen gives access to the rear vestibule which has a continuation of Amtico style flooring, door accessing the integral garage and further solid timber rear door which leads directly out onto the rear balcony.

Bedroom 1

3.81m x 4.27m (12'6" x 14'0")

Having a range of fitted 4 door wardrobes with hanging and shelving facilities, overhead storage cupboards, centre knee hole dressing table, drawer units, central heating radiator and a uPVC double glazed window to the rear with superb south facing aspect and views.



Bedroom 2

3.66m x 3.20m (12'0" x 10'6")

Having ceiling coving, a central heating radiator, triple glazed window to the front and uPVC double glazed window to the side.



Shower Room

Being fully tiled to both the floor and walls, having a 3 piece white suite incorporating concealed flush wc, vanity wash basin with chrome mixer tap and cupboards beneath and a fully tiled, full width shower cubicle with glazed screen, rain water head and additional shower attachment. There is a uPVC double glazed window and chrome ladder style radiator.



FIRST FLOOR:

Landing

Having a central heating radiator, wall light points and eaves storage.

Bedroom 3

3.81m x 2.67m (12'6" x 8'9")

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



Bedroom 4

5.03m max. x 3.71m max. / 2.34m min. (16'6" max. x 12'2" max. / 7'8" min.)

Having a central heating radiator, eaves storage and 2 Velux double glazed windows.



Shower Room

Having a 3 piece white suite incorporating low flush wc, semi pedestal wash basin, fully tiled shower cubicle housing the Mira shower. There is part panelling to the walls, built-in storage cupboard, central heating radiator and Velux window.



OUTSIDE:

To the front of the property is a tarmac driveway giving access to the integral single garage. There are raised flower beds, Yorkshire stone crazy flagged paving and exterior lighting. There are steps which descend to the garden comprising of covered seating area which provides an appealing covered sun trap. There are shaped lawned gardens, flowerbeds, rockeries, section of garden extending to the side of the property and flagged terrace with summer house.

Balcony

A pathway leads down the side of the property to the rear which leads on to the balcony which extends the full width of the property taking full advantage of the outstanding south facing views.



Integral Garage

5.49m x 2.79m (18'0" x 9'2")

Having an up and over door, power and light points and internal access door to the rear vestibule.

Garden Store/Office/Gym

4.27m max. x 3.05m inc raised storage area (14'0" max. x 10'0" inc raised storage area)

A useful addition, this room could be utilised for a variety of uses subject to requirements, but is currently used as a garden store. Accessed via an external door from the rear of the property, it provides useful storage space with power/light points, Belfast sink and further door accessing an additional storage room.

Storage Room/Wine Cellar

1.60m x 1.63m (5'3" x 5'4")

Having electric lighting.

COUNCIL TAX BAND:

E

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, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. 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.

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

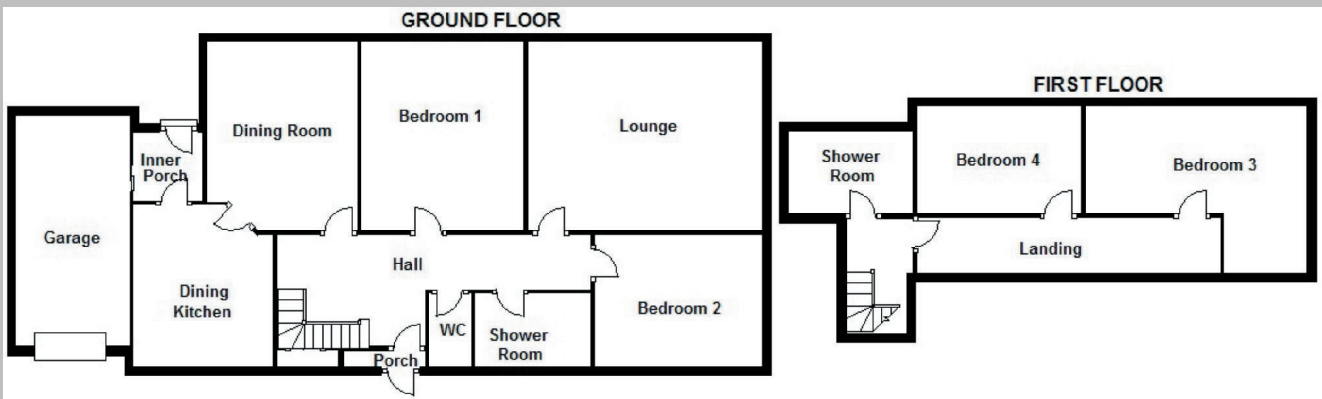
ON-LINE CONVEYANCING SERVICES:

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 Huddersfield via Chapel Hill (A616) passing through the traffic lights at Folly Hall, continuing on the main road which automatically becomes Lockwood Road. Follow this road to the traffic lights at Lockwood Bar passing straight through the traffic lights into Meltham Road. Continue along the main road passing through the shopping area of Netherton and after a short distance, No.375 can be found on the left hand side opposite the junction with Church Lane.





Energy Performance Certificate



375, Meltham Road, Netherton, HUDDERSFIELD, HD4 7EL

Dwelling type: Detached house **Reference number:** 8105-6634-3229-8997-4263
Date of assessment: 17 February 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 17 February 2016 **Total floor area:** 158 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,451
Over 3 years you could save	£ 1,986

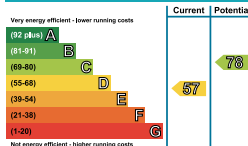
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 246 over 3 years	
Heating	£ 4,713 over 3 years	£ 2,889 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 5,451	£ 3,465	You could save £ 1,986 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,191	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 660	✔
3 Low energy lighting for all fixed outlets	£50	£ 135	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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:

- 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.
- 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 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



14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 f: 01484 432318
 e: info@bramleys1.co.uk

www.bramleys.com

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 f: 01924 411020
 e: heckmondwike@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF
t: 01422 260000 f: 01422 260010
 e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU
t: 01422 374811 f: 01422 378762
 e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF
t: 01924 495334 f: 01924 499193
 e: mirfield@bramleys1.co.uk