

bramleys



10 Haigh Row
Skelmanthorpe
Huddersfield
HD8 9TT

£190,000

Professionalism with Independence



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

With open rural views to the front, this semi-detached property has been extended from its original form and now provides a most spacious four bedroomed property. Immaculately presented throughout with modern fitted kitchen and bathroom, gas fired central heating, uPVC double glazing, security alarm system and attached single garaging. Situated approximately ¼ of a mile from the village centre where most daily requirements can be satisfied, the property would make an ideal purchase for those with a young and growing family. Only by an internal inspection can one truly appreciate the size, quality and position of this outstanding family home. Energy Rating: C

The accommodation briefly comprises:-

GROUND FLOOR:

A uPVC wood grain effect entrance door with leaded and double glazed panels gives access into the:-

Entrance Hall

Having a central heating radiator. A timber and glazed door gives access into the:-

Dining Kitchen

4.42m max. x 4.80m max. / 2.64m min. (L-shaped) (14'6" max. x 15'9" max. / 8'8" min. (L-shaped))



Being fitted with a range of matching modern wall and base units with laminated working surfaces over, there is concealed lighting to the wall units and part tiling to the walls. There is a one and a half bowl sink unit with mixer taps and side drainer, four ring Bosch induction hob with overhead extractor fan and light and in-built oven and grill, plumbing for an automatic washing machine and wood effect laminate flooring. To the dining area there is a central heating radiator, uPVC double glazed window and a continuation of the wood effect laminate flooring.



Lounge

5.18m x 3.76m (17'0" x 12'4")

Having a gas and pebble effect living flame fire set onto a marble hearth and backcloth with minster style fire surround and mantle. There is a central heating radiator, uPVC wood grain effect double glazed windows to the front enjoying open views. Timber and glazed double doors lead through to the:-



Cloakroom/WC

Being furnished with a two piece suite comprising low flush WC and hand wash basin. There is part tiling to the walls and wood effect laminate flooring.

FIRST FLOOR:

Having a spindle rail balustrade to the:-

Landing

Master Bedroom

4.83m max. x 2.57m max. (15'10" max. x 8'5" max.)

Having a central heating radiator and uPVC double glazed window to the front elevation allowing far reaching open views.



Bedroom 2

3.86m x 2.74m (12'8" x 9'0")

Situated to the front of the property with far reaching views, there is a central heating radiator and uPVC wood grain effect double glazed window.



Bedroom 3

3.71m x 2.74m (12'2" x 9'0")

Having a central heating radiator and uPVC double glazed window.



Bedroom 4

2.01m x 1.98m (6'7" x 6'6")

Situated to the front of the property with far reaching views, there is a central heating radiator and uPVC double glazed window.

Family Bathroom

Being furnished with a three piece white suite comprising low flush WC, pedestal wash basin and panelled bath with mixer taps and overhead shower with rainwater head and shower screen. The walls are partially tiled, there is a chrome ladder-style radiator and uPVC double glazed window.



OUTSIDE:

The property has gardens to both the front and rear, the rear being enclosed by timber fencing and having a flagged patio area and lawns, there is a block-paved driveway with parking for two vehicles and access to the detached single garage.



Garage

4.95m x 2.67m (16'3" x 8'9")

Having up and over door, power and light points and water tap.

COUNCIL TAX BAND:

C

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:

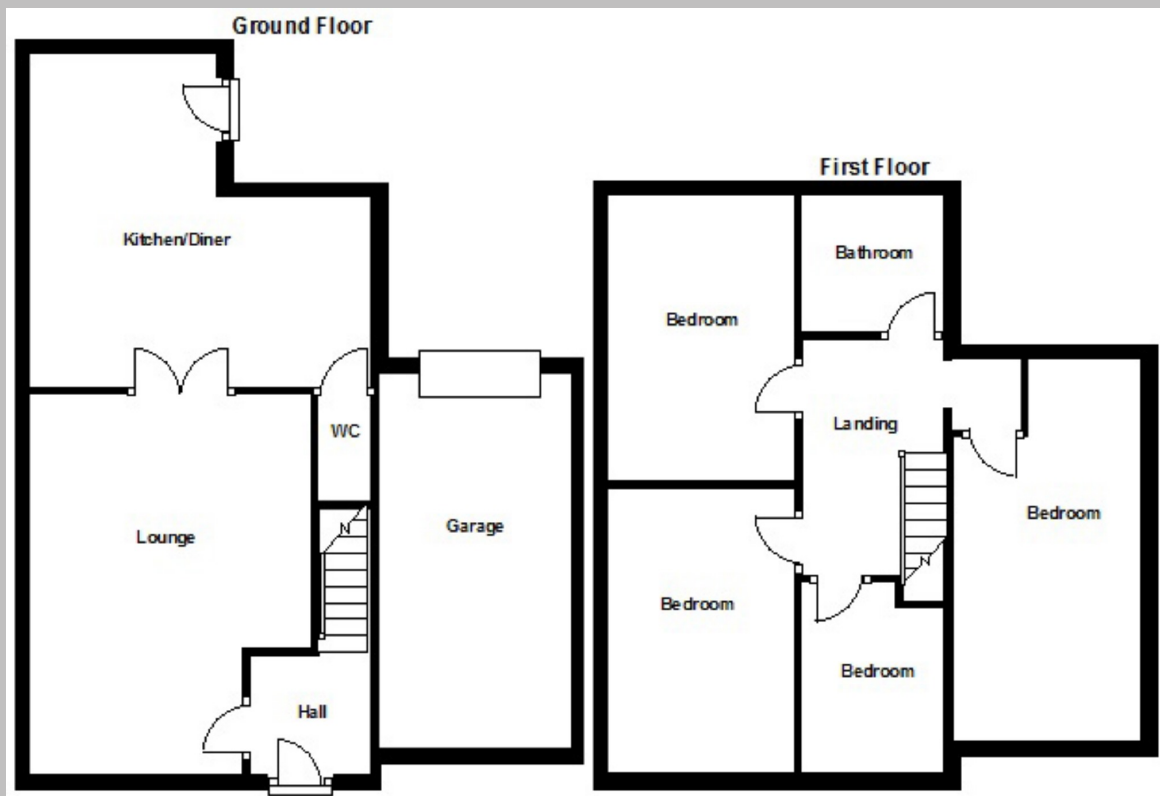
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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:

Travel out on the main Wakefield Road passing through the traffic lights at Moldgreen, Dalton and Waterloo and at the lights take the right hand lane following the road into Penistone Road. Pass Morrison's supermarket on the left hand side, continue along the main road passing through the area of Fenay Bridge towards Kirkburton. Immediately prior to the Foxglove Public House on your right hand side take the left hand turning into North Road, following this road into the centre of Kirkburton Village continue through the centre which becomes automatically Huddersfield Road (B6116) follow this road passing through the village of Shelley passing the college on your right hand side. On reaching the centre of Skelmanthorpe, take the left hand turning into Station Road, follow this road for approximately 300 yards and Haigh Row is on your left hand side.



Energy Performance Certificate

10, Haigh Row, Skelmanthorpe, HUDDERSFIELD, HD8 9TT

Dwelling type: Semi-detached house Reference number: 0498-3019-6294-5146-7940
 Date of assessment: 01 April 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 April 2016 Total floor area: 88 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:	£ 2,436
Over 3 years you could save	£ 243

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 183 over 3 years	
Heating	£ 1,800 over 3 years	£ 1,824 over 3 years	
Hot Water	£ 285 over 3 years	£ 186 over 3 years	
Totals	£ 2,436	£ 2,193	<div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> You could save £ 243 over 3 years </div>

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

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	71	84	The graph shows the current energy efficiency of your home.
(39-54) E			The higher the rating the lower your fuel bills are likely to be.
(21-38) F			The potential rating shows the effect of undertaking the recommendations on page 3.
(1-20) G			The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
Not energy efficient - higher running costs			

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 Low energy lighting for all fixed outlets	£55	£ 144	<input type="checkbox"/>
2 Solar water heating	£4,000 - £8,000	£ 99	<input type="checkbox"/>
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 762	<input checked="" type="checkbox"/>

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 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



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