

bramleys



15 Sandringham Court
Bradley
Huddersfield
HD2 1PY

£190,000

Professionalism with Independence



14 St Georges Square, Huddersfield, HD1 1JF
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This ground floor apartment is located on this exclusive courtyard development of similar style properties with a most imposing facade comprising of a magnificent entrance with ornate fountain. The apartment itself boasts en suite facilities to both bedrooms, living room, dining room and modern fitted high quality kitchen with a wealth of integrated appliances. Being equidistant to junctions 24 and 25 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. The property also benefits from membership to the Woodland Glade leisure complex which incorporates gymnasium, swimming pool, squash and tennis courts.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Having built-in cloaks cupboard.

Lounge

4.34m x 4.17m (14'3" x 13'8")

This spacious living room has a uPVC double glazed windows, ornate ceiling coving and rose, central heating radiator and uPVC double glazed French doors leading directly onto the balcony.



Kitchen

4.93m x 2.69m (16'2" x 8'10")

Comprehensively fitted with a range of matching modern floor and wall units with concealed lighting to the wall units, there are a wealth integrated appliances including a five ring gas hob with overhead extractor fan and light, in-built oven, microwave, two warming drawers, washer/dryer, dishwasher, fridge, freezer and wine cooler.



There is a 1½ bowl Asterite sink unit with mixer tap and side drainer and modern brushed chrome central heating radiator. An access door leads through to the:-



Dining Room

3.10m x 2.74m (10'2" x 9'0")

Having two uPVC double windows and central heating radiator.



Master Bedroom

4.57m x 3.61m including en suite (15'0" x 11'10" including en suite)

Fitted with a range of furniture including five door robes with hanging and shelving facilities, dressing table and drawer units, central heating radiator, two uPVC double glazed windows and a double glazed access door to the balcony.



En Suite Shower Room

Being fully tiled to both the floor and walls and comprising a three piece suite comprising concealed flush WC, vanity wash basin and fully tiled shower cubicle.



En Suite Bathroom

Being fully tiled to the walls and having a three piece suite comprising a low flush toilet, vanity wash basin and panelled bath with mixer tap and shower attachment and there is a vanity mirror with lighting above.



OUTSIDE:

The property has allocated parking and use of the communal gardens.



Guest Bedroom

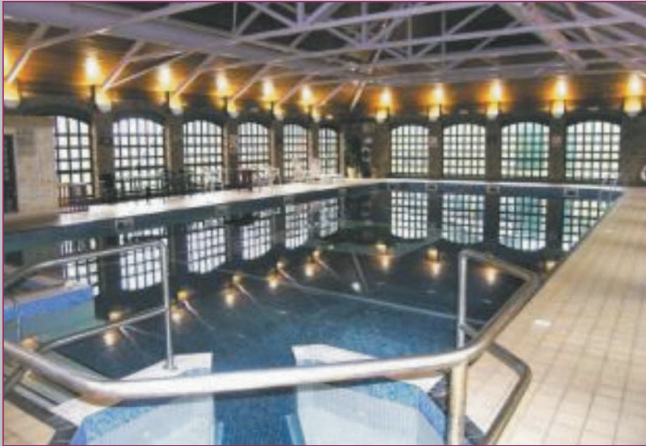
7.42m x 2.82m including en suite (20'52 x 9'3" including en suite)

Having a central heating radiator, uPVC double glazed window, fitted robes with dressing table and drawer units.

SERVICE CHARGES:

Management fee - £99 per calendar month

Leisure complex - £45 per calendar month



COUNCIL TAX BAND:

D

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:

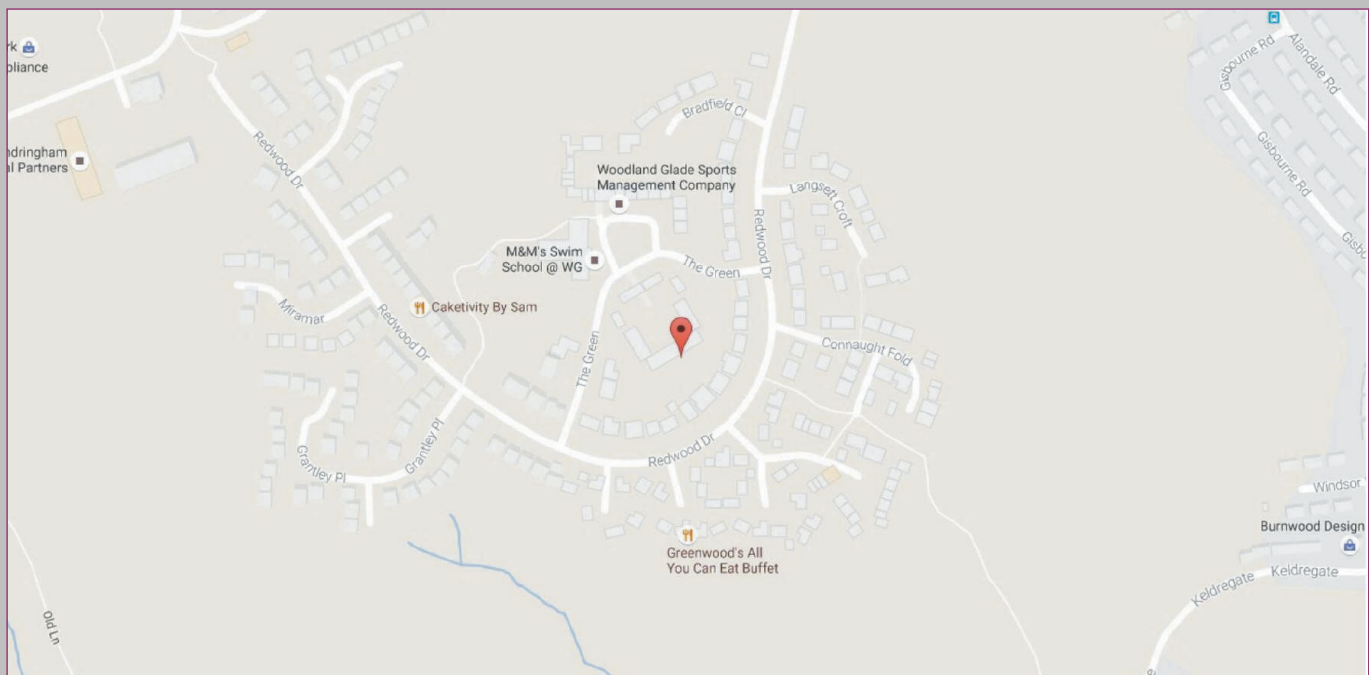
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

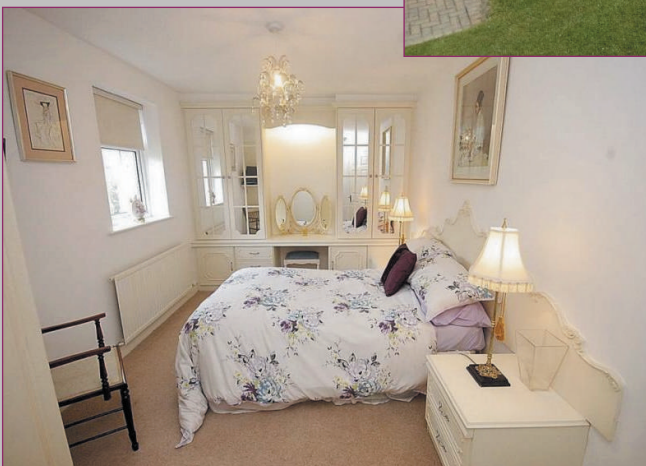
ON-LINE CONVEYANCING SERVICES:

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.

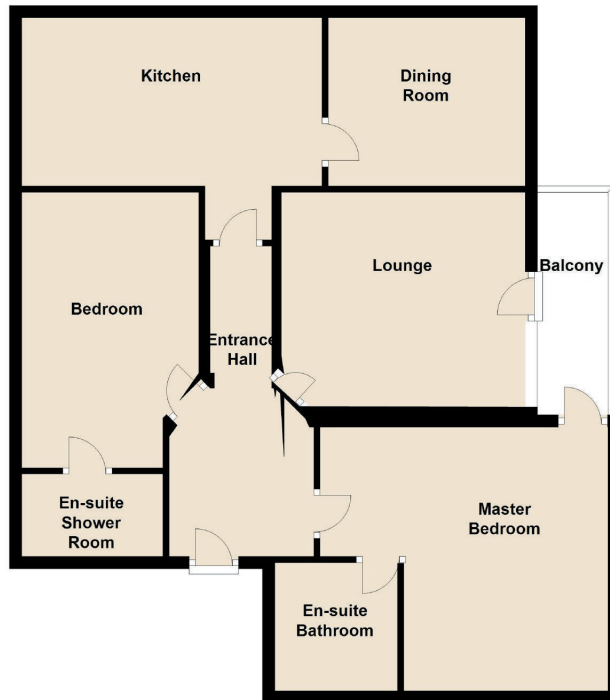
DIRECTIONS:

Leave Huddersfield on Bradford Road. Pass through the traffic lights at Hillhouse and Fartown, continue along this road passing the Asda supermarket on the right hand side. Continue to the Bradley Bar roundabout and take the third exit to Bradley Road passing Bradley Golf Club on the left hand side. Take a right hand turning into Redwood Drive following the road straight ahead





Ground Floor



Energy Performance Certificate

15, Sandringham Court
HUDDERSFIELD
HD2 1PY

Dwelling type: Ground floor flat
Date of assessment: 13 March 2009
Date of certificate: 16 March 2009
Reference number: S378-4072-6297-5091-2030
Total floor area: 55 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C	77	77
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C	77	77
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	193 kWh/m ² per year	191 kWh/m ² per year
Carbon dioxide emissions	1.7 tonnes per year	1.7 tonnes per year
Lighting	£34 per year	£28 per year
Heating	£289 per year	£290 per year
Hot water	£71 per year	£71 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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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 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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